SAN FRANCISCO PUBLIC LIBRARY
3 1223 07086 3452

5/S

San Francisco Public Library

Government Information Center
San Francisco Public Library
100 Larkin Street, 5th Floor
San Francisco, CA 94102

REFERENCE BOOK

Not to be taken from the Library

Digitized by the Internet Archive
in 2013

http://archive.org/details/minutesofregular2005comm_0

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street • San Francisco CA • 94102 • (415) 554-1200

NOTICE

THE REGULARLY SCHEDULED MEETING OF THE
SAN FRANCISCO HOUSING AUTHORITY COMMISSION
WILL BE HELD ON THURSDAY, MAY 12, 2005 AT 4:00 P.M.
AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA, 94102

AGENDA
May 12, 2005

DOCUMENTS DEPT.
AUG 16 2005
SAN FRANCISCO
PUBLIC LIBRARY

1. ROLL CALL

   George R. Brown, President
   Betty J. Smith, Vice President
   Sululagi Palega, Sr., Commissioner
   Neola Gans, Commissioner
   Rev. Amos Brown, Commissioner
   Rev. George Woodruff, Commissioner

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

   - April 14, 2005 Commission Meeting
   - April 28, 2005 Commission Meeting

4. GENERAL COMMUNICATIONS

5. REPORT OF SECRETARY

6. COMMITTEE REPORTS

   Diversity Committee – No Meeting
   Finance Committee – Meeting of April 26, 2005
   Personnel Committee – No Meeting
   Development Committee – No Meeting

7. REPORT OF GENERAL COUNSEL

3 1223 07086 3452

8. TENANT REPRESENTATIVE REPORT:
City Wide Council - Senior/Disabled
Public Housing Tenants Association (PHTA)

9. PUBLIC COMMENTS ON AGENDA ITEMS: LIMITED TO 2 MINUTES

NOTE: *The public will have the opportunity to comment on agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 2/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the public will have the opportunity to comment on items not on the agenda.*

10. UNFINISHED BUSINESS - NONE

11. NEW BUSINESS

(A) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH FINE LINE CONSTRUCTION FOR THE INSTALLATION OF A STANDBY GENERATOR AT CAL 1-36, 227 BAY STREET, IN AN AMOUNT NOT TO EXCEED $430,015.00

(B) RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATION FOR ADMINISTRATION OF THE HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) PROGRAM AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH THE SAN FRANCISCO REDEVELOPMENT AGENCY IF SELECTED

(C) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT TO HUD THE CALCULATION OF OPERATING SUBSIDY FOR THE LOW INCOME HOUSING PROGRAM BUDGET FOR THE FISCAL YEAR OCTOBER 1, 2005, TO SEPTEMBER 30, 2006, FOR THE LOW-INCOME HOUSING DEVELOPMENTS UNDER CONTRACT SF-255

(D) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT AN APPLICATION FOR A HUD HOMEOWNERSHIP SUPPORTIVE SERVICES GRANT IN AN AMOUNT NOT-TO-EXCEED $500,000; ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE SAN FRANCISCO HOUSING DEVELOPMENT CORPORATION AS JOINT APPLICANT, AND EXECUTE ALL CERTIFICATIONS AND AGREEMENTS REQUIRED BY THE APPLICATION

(E) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH INTER-PACIFIC, INC. TO INSTALL CLOSED CIRCUIT TELEVISION CAMERAS (CCTV) AT VARIOUS SENIOR PROPERTIES IN AN AMOUNT NOT TO EXCEED $109,985.00

(F) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH SERVICES ALLIANCE SYSTEMS, INC., FOR PAINTING AND MISCELLANEOUS EXTERIOR IMPROVEMENT WORK AT CAL 1-31, 25 SANCHEZ APARTMENTS, IN AN AMOUNT NOT-TO-EXCEED $108,000.00

(G) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A TWO-YEAR CONTRACT WITH BPS REPROGRAPHIC SERVICES TO PROVIDE REPROGRAPHIC SERVICES ON AN AS-NEEDED, TASK ASSIGNMENT BASIS FOR ALL DEVELOPMENTS IN A TOTAL AMOUNT NOT-TO-EXCEED $100,000

(H) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH NEMA CONSTRUCTION FOR ELECTRICAL REPAIRS AT CAL 1-43, ROBERT B. PITTS APARTMENTS, IN AN AMOUNT NOT TO EXCEED $148,000.00

12. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

13. COMMISSIONER'S COMMENT AND REPORT

14. ADJOURNMENT

GREGG FORTNER, Secretary/Executive Director

A

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street • San Francisco CA • 94112 • (415) 554-1200

DATE: April 28, 2005

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

George R. Brown, President
Betty J. Smith, Vice President
Sululagi Palega, Sr., Commissioner
Neola Gans, Commissioner
Rev. Amos Brown, Commissioner
Rev. George Woodruff

FROM: Gregg Fortner, Secretary/Executive Director

SUBJECT: **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH FINE LINE CONSTRUCTION FOR THE INSTALLATION OF A STANDBY GENERATOR AT CAL 1-36, 227 BAY STREET, IN AN AMOUNT NOT TO EXCEED $430,015.**

OVERVIEW

This resolution authorizes the Executive Director to enter into a contract with Fine Line Construction for the Installation of a Standby Generator at CAL 1-36, 227 Bay Street. The four-story 227 Bay Street building was constructed in 1970 and contains 50 senior and disabled dwelling units.

The Authority believes it to be prudent to install standby generators in all multi-story senior and disabled buildings to provide backup electrical power for senior and disabled residents in case of an area wide power failure.

OBJECTIVES

The objective of the resolution is to authorize the Executive Director to enter into a contract for the installation of a standby generator at 227 Bay St.

Work under this contract will generally include, but not be limited to, the following:

- Selective demolition, installation of cast-in-place concrete and structural steel,
- Installation of standby generator and associated electrical work,
- installation of metal framing and gypsum wallboard, flashing and sheet metal, sheet metal roofing, roofing repair, plumbing, fire protection, air distribution equipment and ductwork, and painting.

PROCUREMENT

The Authority issued Solicitation No. 04-620-IFB-036 on November 8, 2004, following review and approval of the solicitation by the Finance and Procurement & Contracts (Procurement) Departments. The procurement process for the action covered by this resolution meets the procurement standards of 24 CFR 85.36 "Procurement", HUD Handbook 7460.8 REV 1, "Procurement Handbook for Public Housing Agencies and Indian Housing Authorities", the San Francisco Housing Authority Procurement Policy Manual, and the State of California, and local laws.

The Housing Development & Modernization Department (HD&Mod) developed the Invitation for Bid documents, Plans and Specifications based on master procurement documents furnished by Procurement and construction documents (drawings and technical specifications) furnished by the Authority's consultants. The documents were reviewed and approved by Procurement prior to the start of the bid process.

The Authority advertised for bidders and outreached to potential bidders as follows:

Past Bidders List, Contractors Blue Book & Yellow Pages: The Authority e-mailed, faxed, or mailed its Invitation for Bid advertisement to two hundred eighty-four (284) individual contractors from the Authority's Past Bidders List, the Contractors Blue Book and Telephone Directory Yellow Pages.

HRC: The Authority e-mailed, faxed or mailed its Invitation for Bid advertisement to thirty-four (34) Disadvantage Business Enterprise (DBE) contractors listed by the San Francisco Human Rights Commission.

Labor Unions: The Authority mailed its Invitation for Bid Documents and Plans & Specifications to the:

- San Francisco Buildings Trade Council,
- Local Union 6, International Brotherhood of Electrical Workers

Newspapers: The Authority publicly advertised its Invitation for Bid advertisement in the following newspapers:

- Daily Pacific Builder (trade publication)
- San Francisco Bay View (African American community)
- World Journal (Asian American Community)
- Sun Reporter (African American community)
- Small Business Exchange (MBE/WBE and DBE community)

Additional Newspapers: The Authority e-mailed its Invitation for Bid advertisement to the San Francisco Board of Supervisors office who placed the advertisement in the following community newspapers:

- El Latino (Hispanic American community),
- El Reportero (Hispanic American community),
- Asian Week (Chinese American community),
- Chinese Times (Chinese American community),
- San Francisco Bay Times (Lesbian/Gay/Bi-sexual/Transgender community),

- San Francisco Spectrum (Lesbian/Gay/Bi-sexual/Transgender community).

Public Agency Websites: The Authority e-mailed its Invitation for Bid advertisement to the following agencies who placed the advertisement in their website bulletin boards:

- City and County of San Francisco (City Purchasing Department),
- California State Contracts Register (Office of Small Business Certification and Resources),
- Small Business Administration's PRO-Net (Office of Government Contracting & Minority Enterprise Development).
- U.S. Department of Commerce's BIDNET (Minority Business Development Agency)

Builders Exchanges: The Authority sent its Invitation for Bid Documents, Plans & Specifications to the following Builders Exchanges, where the documents are available to Contractors for review and bid preparation:

- San Francisco Builders Exchange,
- Peninsula Builders Exchange,
- Builders Exchange of Alameda County,
- Santa Clara Builders Exchange,
- Contra Costa Builders Exchange,
- BV2HP Builders Exchange,
- MECA Builders Exchange (member base composed of small DBE, M/WBE firms),
- Marin Builders Exchange,
- Construction Data Plan Room,

Eight (8) potential bidders requested the Invitation for Bid documents and Plans & Specifications that were issued by HD&Mod. The on-site bid walk was conducted by HD&Mod on November 24, 2004. In attendance were nine (9) contractors along with the Authority's Consultant, and Authority staff members from the Housing Development and Modernization Department.

BIDDER SELECTION PROCESS

On the closing date for the solicitation, December 20, 2004, the Authority received bids from two (2) responsive contractors and one (1) non-responsive contractor. The bid documents were publicly opened and read aloud. The submittal documents were reviewed by HD&Mod and forwarded to Procurement for review and approval to prepare this resolution. The Contractors' bids are as follows:

RESPONSIVE BID PROPOSALS

Bidder	Bid Proposal	25% Resident Hiring	Contractor MBE/ WBE	Sub Contractors	MBE/WBE Sub Contractor % Of Total Job	Total MBE/ WBE
Fine Line Construction	$430,015	Yes	Yes	Nine	49%	100%
CDX Builders	$432,800	Yes	No	Five	29%	29%

NON-RESPONSIVE BID PROPOSAL

Winson Construction & Electric	$385,000	Yes	Yes	Eight	28%	92.3%

The bid submitted by Winson Construction & Electric was determined by the Procurement Department and the Legal Department to be non-responsive to requirements specified in the solicitation documents for the following reasons:

- The Statement to Determine Contractor Responsibility was not filled out according to instructions and contained major omissions.
- The Contractor could not demonstrate relevant past experience with standby generators, or familiarization with San Francisco Fire Department rules and regulations, or relevant Building Code and Bay Area Air Quality Management District regulations as they relate to standby generators.

Per HUD-5369 Instructions to Bidders, the contract award is based on the lowest, responsive, and responsible bidder. Based on the above, the lowest, responsive, and responsible bidder is Fine Line Construction. The bid submitted by Fine Line Construction is fifteen (15) percent higher than the cost estimate. It is also sixty-five hundreds (0.65) of one percent less than the next lowest bid. Upon request, Fine Line Construction reviewed their bid and informed Procurement that they stood by their bid.

According to the reference check on past projects performed by Fine Line Construction, the firm is a responsible contractor with a good record. Fine Line Construction has performed similar size projects for the Authority and has a good history of performing well and of minimizing contractor-initiated change orders. Fine Line Construction's electrical subcontractor has performed similar contracts for other public agencies. A debarment check was made and shows that Fine Line Construction is not debarred from Federal Procurement and Non-Procurement work.

PRESENT SITUATION

Exit and emergency lighting in corridors, lobbies, and other public spaces are protected by battery back-up light fixtures that are automatically activated in the event of a power failure. The fire alarm system is similarly protected. There is no back up source of electrical power for elevators or for dwelling units designated for the disabled.

ANTICIPATED OUTCOMES

The installation of a Standby Generator will improve the life-safety aspect of the Authority's multi-story building. The installation of standby generators in senior and disabled high-rise buildings is not mandated by code, but the Authority believes it prudent for elderly and disabled residents to be able to use elevators and to provide backup power to disabled residents dependent on life support systems.

All emergency building electrical systems will be connected to the emergency generators. These systems are:

- Exit lighting,
- Emergency lighting in corridors, lobbies, and other public spaces;
- Fire Alarm System;

- Elevators,
- Individual ADA/504 dwelling units for the powering of life support systems dependent on electric power.

The installation of the standby generator will also reduce the Authority's operating costs by eliminating the routine maintenance of battery back-up lighting fixtures and equipment.

WHO BENEFITS

The Authority will benefit greatly by having a facility with a new standby generator that will reduce operating expenses.

The residents of this facility will benefit from the new and improved life-safety building environment that the new standby generator will provide.

The project will also provide employment and training for public housing residents under the resident hiring requirements.

BUDGET CONSIDERATION

The Installation of Standby Generator work will be funded by the Year 2003 Capital Fund Program.

RESIDENT HIRING

Fine Line Construction is committed to exceeding the 25 percent resident hiring goal on this job. They have filled two resident hire positions - one carpenter and one laborer. The contractor estimates that it will take about 4200 hours to complete the project, of which a minimum 1050 hours will be resident hire employment. Fine Line Construction has achieved an average 29% resident hiring on three past projects for the Authority.

MBE/WBE PARTICIPATION

Fine Line Construction is a WBE firm, and it has achieved one hundred (100) percent M/WBE participation with its listed subcontractors and suppliers.

RECOMMENDATION

Staff recommends adoption of this resolution.

(Prepared by: Basil Nicolaou, Robert Dahlstrom and Barbara Smith)

Dahlstrom, Bob

From: Dahlstrom, Bob
Sent: Friday, April 15, 2005 10:11 AM
To: Roetzer, Michael; Latosa, Rene; Lum, Herb
Cc: Smith, Barbara; Martin, Donna; Owens, Julissa; Nicolaou, Basil; Ilalio, Lima; Tang, Elizabeth; Mulios, Terry; Leroy, Gerald; Moore, Brenda
Subject: Resolution 227 Bay St. Standby Generator

Importance: High

Mike, Rene, and Herb:
Attached is a Resolution to award a construction contract for installation of a standby generator at 227 Bay St. It is scheduled for the April 28th Commission meeting. Please review, vote and provide any comments by 3:00 PM on Monday, April 18th. I have consulted with Rufus Davis and there is no need to investigate the contractor's outreach efforts, since they have achieved 100% M/WBE participation.
Thanks, Bob

Resolution 227 Bay Generator 4...

Bob Dahlstrom
Deputy Administrator
Housing Development & Modernization Department
San Francisco Housing Authority
1815 Egbert Ave.
San Francisco, CA 94124
Tel.: 415.715.3215
Fax.: 415.715.3243

Tracking:

Recipient	Read	Response
Roetzer, Michael	Read: 4/18/2005 5:13 PM	Approve: 4/18/2005 5:24 PM
Latosa, Rene	Read: 4/15/2005 10:13 AM	Approve: 4/15/2005 10:15 AM
Lum, Herb	Read: 4/15/2005 10:51 AM	Approve: 4/15/2005 2:37 PM
Smith, Barbara	Read: 4/15/2005 11:41 AM	
Martin, Donna	Read: 4/15/2005 10:24 AM	
Owens, Julissa	Read: 4/15/2005 10:50 AM	
Nicolaou, Basil	Read: 4/18/2005 7:05 AM	
Ilalio, Lima	Read: 4/15/2005 10:16 AM	
Tang, Elizabeth	Read: 4/15/2005 12:39 PM	
Mulios, Terry	Read: 4/15/2005 11:47 AM	
Leroy, Gerald	Read: 4/15/2005 10:14 AM	
Moore, Brenda	Read: 4/15/2005 11:13 AM	

RESOLUTION - ROUTING SLIP

FOR COMMISSION MEETING OF: ~~April 21~~ 28, 2005

DATE Submitted to OGC:

FROM: Barbara Smith, Administrator, Housing Development and Modernization

Prepared by: Robert Dahlstrom, Deputy Administrator RD 4/19

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH FINE LINE CONSTRUCTION FOR THE INSTALLATION OF A STANDBY GENERATOR AT CAL 1-36, 227 BAY STREET, IN AN AMOUNT NOT-TO-EXCEED $430,015.00

APPROVALS

1. FINANCE

Approved by e-mail

Herb Lum, Budget Manager

Date 4/15/05

5. OFFICE OF GENERAL COUNSEL

Timothy Larsen

Donna Martin, Managing Attorney

Date 5/6/05

2. BUDGET

Signature

Date

6. HOUSING MANAGEMENT

Signature

Date

3. PROCUREMENT

Approved by e-mail

Rene Latosa, Deputy Administrator

BASS

4/15/05

4. ADMINISTRATIVE SERVICES

Approved by e-mail

Michael Roetzer, BASS Administrator

Date 4/18/05

7. EXECUTIVE OFFICE

Gregg Fortner, Executive Director

Date

RESOLUTION NO. 5209
ADOPTED 5/12/05

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH FINE LINE CONSTRUCTION FOR THE INSTALLATION OF A STANDBY GENERATOR AT CAL 1-36, 227 BAY STREET, IN AN AMOUNT NOT TO EXCEED $430,015

WHEREAS, The San Francisco Housing Authority publicly advertised Solicitation No. 04-620-IFB-036 for the Installation of a Standby Generator at CAL 1-36, 227 Bay Street; and

WHEREAS, Fine Line Construction submitted the lowest responsive and responsible bid of $430,015 to provide for the Installation of a Standby Generator at CAL 1-36, 227 Bay Street; and

WHEREAS, these services are necessary to protect the health and welfare of residents; and

WHEREAS, funding is available through the HUD 2003 Capital Fund Program; and

WHEREAS, the procurement process for those actions covered by this resolution meet the procurement standards of 24 CFR 85.36 "Procurement", HUD Handbook 7460.8 REV 1, "Procurement Handbook for Public Housing Agencies and Indian Housing Authorities", the San Francisco Housing Authority Procurement Policy Manual and State of California and local laws; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, Fine Line Construction will meet the Resident Hiring requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a contract with Fine Line Construction for the Installation of a Standby Generator at CAL 1-36, 227 Bay Street, in an amount Not-To-Exceed $430,015.
2. This resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY: **REVIEWED BY:**

Donna Martin
DONNA MARTIN, General Counsel

Date: 4·22·05

GREGG FORTNER, Executive Director

Date: 4/22/05

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street • San Francisco, California • 94102 • (415) 554-1200

DATE: **April 15, 2005**

TO: **San Francisco Housing Authority Commission**

George R. Brown, President
Betty J. Smith, Vice President
Sululagi Palega, Sr., Commissioner
Neola Gans, Commissioner
Rev. Amos Brown, Commissioner
Rev. George Woodruff, Commissioner

FROM: **Gregg Fortner, Secretary/Executive Director**

SUBJECT: RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATION FOR ADMINISTRATION OF THE HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) PROGRAM AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH THE SAN FRANCISCO REDEVELOPMENT AGENCY IF SELECTED

OVERVIEW

This resolution seeks authorization for the San Francisco Housing Authority (SFHA) to submit an application for administration of the Housing Opportunities for Persons With AIDS (HOPWA) Program in response to a Request For Qualifications (RFQ) issued by the San Francisco Redevelopment Agency (SFRA) and for the Executive Director to execute a contract with the SFRA if selected.

The HOPWA Program provides tenant-based rental housing subsidies to persons who are HIV positive and/or have a disabling AIDS diagnosis. The San Francisco Redevelopment Agency is the funding Agency for the HOPWA Program and thus the Annual Contributions Contract (ACC) is executed between HUD and the SFRA. However, the SFHA has a contract with the SFRA and pursuant to that contract has administered the HOPWA

Program for the SFRA since the Program's inception in September of 1994. Since then, over 1300 Certificates have been issued to applicants in this Program and over 760 have leased units. All HOPWA tenancies are restricted to units within the City and County of San Francisco and subject to the HUD regulations regarding the HOPWA Program.

OBJECTIVE

The RFQ issued by the SFRA requires that, if applicable, all respondents must include the Board's authorizing resolution. Approval of this resolution will permit the SFHA to apply for this contract and present a complete application packet.

PRESENT SITUATION

There are currently 270 tenants housed under the HOPWA Program, surpassing its stated goal of housing 260 tenants. All applicants are from the Housing Wait List (HWL) administered by the San Francisco Department of Public Health. Applicants are referred from the HWL to Catholic Charities (CC) who has a contract to administer the support services for the HOPWA Program. Catholic Charities, in turn, refers the applicants to the SFHA for eligibility determination and Housing Quality Standards inspection.

ANTICIPATED OUTCOME

By approving this resolution, the SFHA will be able to submit an application to continue administering the HOPWA Program.

WHO BENEFITS

This resolution will benefit disabled persons with AIDS who need housing and rely on the professionalism of the SFHA to assist them with the certification process. There are additional financial benefits to the SFHA in earned administrative fees.

BUDGET CONSIDERATIONS

This resolution has no budgetary impact. However, if selected, the SFHA would stand to earn up to $310,000.00 in administrative fees.

POLICY IMPLEMENTATION

This resolution has no policy implementation issues at this time.

RECOMMENDATION

We recommend that the Board approve the resolution authorizing the submission of application for administration of the Housing Opportunities For Persons With Aids (HOPWA) program and authorizing the Executive Director to execute a contract with the San Francisco Redevelopment Agency if selected.

Prepared by Tony Ucciferri 715-3282

RESOLUTION - ROUTING SLIP

FOR COMMISSION MEETING OF:	April 28, 2005
DATE Submitted to OGC: 4/15/05	FROM: Tony Ucciferri
SUBJECT:	

APPROVALS

1. FINANCE

David Esparza, Administrator

Date 4/19/05

6. HOUSING DEVELOPMENT

N/A

Barbara Smith, Administrator

Date 4/19/05

2. BUDGET

N/A To submit application HOPWA

Signature

Date N/A

N/A

Dollar Amount

N/A

Account No.

3. PROCUREMENT

N/A

Rene Latosa, Deputy Administrator, BASS

Date 4/19/05

7. OTHER

Date

4. ADMINISTRATIVE SERVICES

Michael Roetzer, BASS Administrator

Date 4.15.05

8. OFFICE OF GENERAL COUNSEL

Donna Martin, Managing Attorney

Date

5. EXECUTIVE OFFICE

N/A

Naja Boyd, Deputy Executive Director

Date 4/19/05

9. EXECUTIVE OFFICE

Gregg Fortner, Executive Director

Date

RESOLUTION No. 5210
DATE ADOPTED: 5/12/05

RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATION FOR ADMINISTRATION OF THE HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) PROGRAM AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH THE SAN FRANCISCO REDEVELOPMENT AGENCY IF SELECTED

WHEREAS, the San Francisco Housing Authority has been charged with administration of the HOPWA Program since September 23, 1994; the MOU is due to expire on June 30, 2005; and

WHEREAS, the San Francisco Redevelopment Agency issued a Request For Qualifications (RFQ) on April 7, 2005, soliciting applications for administration of the HOPWA Program; and

WHEREAS, the San Francisco Housing Authority is interested in submitting an application in response to the RFQ; and

WHEREAS, the San Francisco Housing Authority must execute an authorizing resolution to submit a complete application in response to the RFQ; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners approves the submission of application in response to the RFQ issued by the San Francisco Redevelopment Agency (SFRA) for administration of the Housing Opportunities for Person With AIDS (HOPWA) Program and authorizes the Executive Director to enter into a contract with the SFRA if the application is selected.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM AND LEGALITY:

Donna Martin

Donna Martin, General Counsel

Date: 4.22.05

REVIEWED BY:

Gregg

Gregg Fortner, Secretary/Executive Director

Date: 4/22/05

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street • San Francisco CA • 94112 • (415) 554-1200

DATE: April 28, 2005

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

George Brown, President
Betty J. Smith, Vice-President
Sululagi Palega, Sr., Commissioner
Neola Gans, Commissioner
Reverend Amos Brown, Commissioner
Reverend George Woodruff, Commissioner

FROM: Gregg Fortner, Secretary/Executive Director

SUBJECT: **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT TO HUD THE CALCULATION OF OPERATING SUBSIDY FOR THE LOW-INCOME HOUSING PROGRAM BUDGET FOR THE FISCAL YEAR OCTOBER 1, 2005, TO SEPTEMBER 30, 2006, FOR THE LOW INCOME HOUSING DEVELOPMENTS UNDER CONTRACT SF-255.**

OVERVIEW

HUD Regulations require Public Housing Authorities (PHAs) to submit their operating budget ninety (90) days before the end of each fiscal year. On August 9, 2004, HUD issued Public Housing Notice PIH-2004-14 that requires PHAs to submit their Calculation of Operating Subsidies and Operating Budgets to HUD no later than Friday, May 13, 2005. Due to budgetary uncertainties, the early budget submission will allow HUD to consolidate all PHAs operating subsidies funding requests to determine actual funding levels for FY2006.

OBJECTIVES

The approval of this resolution will allow the San Francisco Housing Authority (SFHA) to submit its Calculation of Operating Subsidy and Operating Budget to HUD by the required due date. Once HUD approves the submission, operating subsidies will be provided to fund the Low Income Housing Operating Program for the period October 1, 2005, to September 30, 2006.

PRESENT SITUATION

HUD anticipates a budgetary shortfall of at least 11 percent for FY2006, but the final percentage cannot be determined until all PHAs' requests are received. As such, we are submitting a balanced budget plan for FY2006, but it will be adjusted once HUD announces the final funding level.

ANTICIPATED OUTCOMES

The operating subsidy provides funding for the day-to-day operation of services to our residents for units under the Public Housing Program.

WHO BENEFITS

The approximately 12,000 public housing residents of San Francisco benefit from this approval since the operating subsidy supports the day-to-day operations of the Public Housing Program.

BUDGET CONSIDERATION

Failure to submit the Operating Subsidy Calculation and Operating Budget by Friday, May 13, 2005, will cause suspension and/or loss of operating subsidy payments to the Authority.

RECOMMENDATIONS

Your approval of this resolution initiates the funding approval process for HUD to obligate a full year of operating subsidy funding to the Authority.

OMB Approval No 2577-0029(exp. 8/31/2001

Operating Fund Calculation of Operating Subsidy

PHA-Owned Rental Housing

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Exhibit A

Section I

a.) Name and Address of Public Housing Agency

San Francisco Housing Authority
440 Turk Street
San Francisco, CA 94102

b) Budget Submission to HUD Required ☐ Yes ☐ No

c) Type of Submission: ☐ Original ☐ Revision

d) No. HA Units	e) Unit Months Available (UMAs)	f) Subject FYE	g) ACC Number:	h) Operating Fund Project Number	I) (Reserved) DUNS
6,114	71,928	09/30/06	SF-255	CA00100106S	078780160

Section 2

Line No.	Description		Requested by PHA (PUM)	HUD Modifications (PUM)
Part A. Allowable Expense and Additions				
01	Previous allowable expense level (Part A line 08 of form HUD-52723 for previous fiscal year)		473.88	
02	Part A, Line 01 multiplied by .005		2.37	
03	Delta from form HUD-52720-B if applicable (see instructions)		1.82	
04	Requested year units from latest form HUD-52720-B (see instructions)			
05	Add-ons to allowable expense level from previous fiscal year (see instruction)		0.00	
06	Total of Part A, lines 01,02, 03, and 05		478.07	
07	Inflation Factor		1.029	
08	Revised allowable expense level (AEL) (Part A , line 06 times 07)		491.93	
09	Transition Funding		0.00	
10	Increae to AEL			
11	Allowable utilities expense level from form HUD-52722-A		147.65	
12	Actual PUM cost of Independent Audit (IA) (Through FYE 09/30/02)		2.00	
13	Costs attributable to deprogrammed units		0.00	
14	**Total Allowable Expenses and Additions (sum lines 07 thru 10)**		641.58	
Part B. Dwelling Rental Income				
01	Total rent roll (as of 03/01/05)	$1,416,840		
02	Number of occupied units as of rent roll date	5,556		
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 - Line 02	255.01		
04	Average monthly dwelling rental charge per unit for prior budget year	251.81		
05	Average monthly dwelling rental charge per unit for budget year 2 years ago	242.89		
06	Three-year average monthly dwelling rental charge per unit (Part B, Line 03 + Line 04 + Line 05)- 2	249.90		
07	50/50 Income split (Part B, Line 03 + Line 06) - 2	252.46		
08	Average monthly dwelling rental charge per unit (Lesser of Part B, Line 03 or Line 07)		252.46	
09	Rental income Adjustment Factor		1.03	
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)		260.03	
11	Projected occupancy percentage (see instruction)		96%	
12	**Projected average monthly dwelling rental income per unit (line 16 times 17)**		249.63	
Part C. Non-dwelling Income				
01	Other Income		0.59	
02	**Total operating receipts (Part B, line 12 plus Part C, line 01)**		250.22	
03	**PUM deficit or (income) (Part A, line 14 minus Part C, line 02)**		391.36	
			Requested by PHA (Whole dollars)	HUD Modifications (Whole dollars)
04	**Deficit or (income) before add-ons (Part C, line 03 times Section 1,e)**		$28,149,742	

Line No.	Description		Requested by PHA (Whole dollars)	HUD Modifications (Whole dollars)
Part D. Add-ons for changes in Federal law or regulation and other eligibiltiy				
01	FICA contribution		$967,665	
02	Unemployment compensation			
03	Family Self Sufficiency Program			
04	Energy Add-On for loan amortization			
05	Unit reconfiguration	70,838		
06	Non-dwelling units approved for subsidy			
07	Long-term vacant units			
08	Phase Down for Demolitions	100,706		
09	Units Eligible for Resident Participation: Occupied Units (Part B, Line 02)	5,556		
10	Employee Units	23		
11	North Beach	138		
12	Total Units Eligible for Resident Participation (Sum of Part D, Lines 09 thru 11)	5,717		
13	Funding for Resident Participation (Part D, Line 12 x $25)	142,925		
14	Other approved funding, not listed (Specify in Section 3)			
15	**Total add-ons (sum of Part D, lines 01, 02, 03, 04, 05, 06, 07, 08,13 and 14)**		$1,282,133	
Part E. Calculation of Operating Subsidy Eligibility Before Adjustments				
01	Deficit or (income) before year-end adjustments (total of Part C, Line 04 and Part D, Line 15)		$29,431,875	
02	Actual cost of Independent Audit (IA)		$144,000	
03	**Operating subsidy eligibility before adjustments (greater of Part E, line 01 or line 02)** (if less than zero, enter zero (o)		$29,431,875	
Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year			Do not revise after the end of subject year.	
01	Utility Adjustment for Prior Years Utility Adjustments for FY2003 at 100%		$0	
02	Additional subject fiscal year operating subsidy eligibility (specify)			
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year			
04	HUD discretionary adjustments			
05	Other (specify) FY 2001 Cost Attributable to Deprogrammed Units			
06	Other (specify)			
07	Unfunded portion due to proration at		$0	
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)		$0	
09	**Operating subsidy approvable for subject fiscal year** (total of Part E, lines 03 and **Part F, Line 08)**		$29,431,875	
HUD Use Only (Note: Do not revise after the end of the subject FY)				
10	Amount of operating subsidy approvable for subject fiscal year not funded			
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year			
12	**Funds obligated in subject fiscal year (sum of Part F, Line 09 thru 11)** (Must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year			
PART G. Memorandum of Amounts Due HUD, including Amounts on Repayment Schedules				
01	Total amount due in previous fiscal year (Part G, line 04 of form HUD-52723 for previous fiscal year)			
02	Total amount to be collected in subject fiscal year (identify individual amounts under Section 3			
03	Total additional amount due HUD (include any amount entered on Part F, line 11) (Identify individual amounts under Section 3			
04	**Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, lines 01 thru 03)** (Identify individual amounts under Section 3			

RESOLUTION - ROUTING SLIP

FOR COMMISSION MEETING OF: August 28, 2005

DATE Submitted to OGC: August 18, 2004 FROM: Finance Department

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT TO HUD THE CALCULATION OF OPERATING SUBSIDY FOR THE LOW INCOME HOUSING PROGRAM BUDGET FOR THE FISCAL YEAR OCTOBER 1, 2005, TO SEPTEMBER 30, 2006, FOR THE LOW INCOME HOUSING DEVELOPMENTS UNDER CONTRACT SF-255.

APPROVALS

1. FINANCE

David L. Esparza, Administrator

Date 4-18-05

6. OFFICE OF FAIR HOUSING

Belinda Jeffries, Deputy Administrator

Date

2. BUDGET

Signature

Date 4/18/05

Dollar Amount

Account No.

3. PROCUREMENT

Rene Latosa, Deputy Department Administrator

Date

7. OTHER

Date

4. MANAGEMENT SERVICES & SUPPORT

Michael Roetzer, Administrator

Date

8. OFFICE OF GENERAL COUNSEL

Donna Martin, General Counsel

Date 5/6/05

5. PUBLIC HOUSING OPERATIONS

Naja Boyd, Deputy Executive Director

Date

9. EXECUTIVE OFFICE

Gregg Fortner, Executive Director

Date

RESOLUTION NO. 5211
ADOPTED 5/12/05

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT TO HUD THE CALCULATION OF OPERATING SUBSIDY FOR THE LOW-INCOME HOUSING PROGRAM BUDGET FOR THE FISCAL YEAR OCTOBER 1, 2005, TO SEPTEMBER 30, 2006, FOR THE LOW INCOME HOUSING DEVELOPMENTS UNDER CONTRACT SF-255.

WHEREAS, there is attached hereto and marked Exhibit "A," "Calculation of Operating Subsidy" in support of the Low-Income Housing Program Operating Budget for the fiscal period of October 1, 2005, through September 30, 2006; and

WHEREAS, the Commission has reviewed the Calculation of Operating Subsidy for determining that pending expenditures are necessary for the efficient and economical operation of the Housing Authority for the purpose of serving low-income families; and

WHEREAS, the financial plan is reasonable in that it expects a source of funding adequate to cover all pending expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations and that all pending rental charges and expenditures will be consistent with provisions of law and Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the requirements for the reexamination of family income and composition under 24 CFR 960.209, 990.115, and 905.315; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 905.120(c) and (d); and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the requirement for access to records and audits under 24 CFR 968.110(i) or 24 CFR 905.120(g); and

WHEREAS, the San Francisco Housing Authority certifies that no PHA employee reflected in the pending budget will serve in a variety of positions exceeding 100 percent allocation of his/her time; and

WHEREAS, the Authority has conducted a review of its working capital needs and expects that the PHA will have sufficient operating reserves to meet the working capital needs of its developments; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission authorizes the Executive Director to submit the Calculation of Operating Subsidy and Operating Budget to the HUD San Francisco Office.

2. The Commission authorizes the Executive Director to obligate and expend funds approved by HUD consistent with the Mission and prudent and reasonable business interest and the efficient operation of the San Francisco Housing Authority.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

DONNA MARTIN, General Counsel

Date: 4.22.05

REVIEWED BY:

GREGG FORTNER, Executive Director

Date: 4/22/05

D

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street • San Francisco CA • 94102 • (415) 554-1200

DATE: May 6, 2005

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

George R. Brown, President
Betty J. Smith, Vice President
Sululagi Palega, Sr., Commissioner
Neola Gans, Commissioner
Rev. Amos Brown, Commissioner
Rev. George Woodruff

FROM: Gregg Fortner, Secretary/Executive Director

SUBJECT: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT AN APPLICATION FOR A HUD HOMEOWNERSHIP SUPPORTIVE SERVICES GRANT IN AN AMOUNT NOT-TO-EXCEED $500,000; ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE SAN FRANCISCO HOUSING DEVELOPMENT CORPORATION AS JOINT APPLICANT, AND EXECUTE ALL CERTIFICATIONS AND AGREEMENTS REQUIRED BY THE APPLICATION

OBJECTIVES

This resolution authorizes the Executive Director to submit an application for a HUD Homeownership Supportive Services (HSS) Grant in an amount not-to-exceed $500,000; enter into a Memorandum of Understanding with the San Francisco Housing Development Corporation as a joint applicant, and execute all certifications and agreements required by the application.

OVERVIEW

On March 21, 2005, the United States Department of Housing and Urban Development (HUD), issued a Notice of Funding Availability (NOFA) for HSS grant funding. The completed applications must be submitted electronically by May 26, 2005.

The grant funds are to be used for the delivery and coordination of supportive services and other activities to help public housing residents attain self-sufficiency including: asset building, credit counseling and credit scoring, financial literacy and management, selecting a real estate broker, choosing a lender, appraisals, home inspections, avoiding delinquency and predatory lending,

home maintenance and financial management for first time homeowners, and foreclosure prevention. The program funds may also be used to encourage residents to save by contributing to match savings accounts that are later used for escrow accounts, down payment assistance and closing costs to assist the resident to purchase a dwelling unit.

The Authority is submitting a joint application with the San Francisco Housing Development Corporation (SFHDC), a Bayview Hunters Point community-based, private non-profit corporation and a HUD approved Housing Counseling Agency. The goal of SFHDC's Housing Counseling Center is to provide homebuyer education and counseling, introducing the first time homebuyer to the home buying process and to successful homeownership. Clients use the resources of SFHDC's Center through the following program components:

Homebuyer Education: Workshops designed to provide the first time homebuyer with an overview of the home buying process. Topics include: credit review, budgeting, affordable housing programs, shopping for a mortgage, lender underwriting guidelines, shopping for a home and the closing process.

Housing Counseling: One-on-one counseling sessions are scheduled and include such topics as credit counseling, money management, mortgage financing options, pre-loan counseling, the benefits of owning as opposed to renting, how to avoid predatory lending, tax savings, and post purchase counseling. Based on the client's individual needs, their credit report may be pulled, reviewed, and savings and budgeting plans are created with the goal of homeownership. When clients are "mortgage ready", they are given general loan product education, prepared for a loan application submittal and referred to a lender that works with the Section 8 Home Ownership Assistance Program.

Marketing Affordable Units and Pre-Qualifying Buyers: SFHDC serves as the liaison between potential homebuyers, nonprofit and for-profit developers, public agencies and mortgage lenders. The Center determines initial eligibility of applicants for affordable units and markets those units to qualified households.

Post Purchase Counseling: SFHDC provides a series of "Maintaining Homeownership Workshops" that educate the participant to minor home repair, yearly maintenance, working with contractors and home improvement loans.

The Authority has a unique opportunity to assist public housing residents who are interested in becoming homeowners. Fourteen of the Section 8 Home Ownership Assistance Program subsidies will be set aside for public housing residents for each of the three years of the HSS program implementation.

In addition to the counseling and potential mortgage subsidies, seventy-five (75) moderately priced homes are proposed for development on a vacant surplus portion of the Alice Griffith site. Also, SFHDC is working with the developer of the Hunters Point shipyard property where homes for first time homebuyers are planned with restricted sales prices. Finally, the Mayor's Office of Housing has a down payment assistance program that may be used in combination with the reduced price homes and other subsidies described above.

ANTICIPATED OUTCOMES

Up to 300 public housing residents will receive Homeownership Supportive Services counseling and assistance and up to 42 public housing resident households may qualify to purchase homes over the three-year program implementation period. Alice Griffith, Hunters View, Hunters Point, Westbrook, Sunnydale, Potrero Terrace and Potrero Annex will be the primary target sites, however, other public housing residents will be able to participate in the program.

BUDGET CONSIDERATION

If successful, the Authority would receive up to $500,000 in Homeownership Supportive Services grant funding for homeownership counseling and assistance. In order to be competitive this application will have to include commitments, which are being solicited now, for $150 to $450,000 of leveraged funds from outside agencies and partners.

RECOMMENDATION

Staff recommends approval of the Resolution.

(Prepared by: Barbara Smith)

RESOLUTION - ROUTING SLIP

FOR COMMISSION MEETING OF: May 12, 2005

DATE Submitted to OGC: May 6, 2005 FROM: Barbara Smith B. Smith

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT AN APPLICATION FOR A HUD HOMEOWNERSHIP SUPPORTIVE SERVICES GRANT IN AN AMOUNT UP TO $500,000, ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE SAN FRANCISCO HOUSING DEVELOPMENT CORPORATION AS JOINT APPLICANT, AND EXECUTE ALL CERTIFICATIONS AND AGREEMENTS REQUIRED BY THE APPLICATION

APPROVALS

1. FINANCE
N/A

Finance Administrator

Date_____

2. BUDGET
N/A

Signature

Date_____

3. PROCUREMENT
N/A

Rene Latosa, Deputy Administrator/Contracting Officer

Date_____

4. ADMINISTRATIVE SERVICES
N/A

Michael Roetzer, Administrator

Date_____

5. OTHER
N/A

Date_____

Dollar Amount

Account No.

6. OFFICE OF GENERAL COUNSEL
N/A

Donna Martin, General Counsel

Date_____

7. EXECUTIVE OFFICE

Gregg Fortner, Executive Director

Date_____

RESOLUTION NO. 5212
DATE ADOPTED 5/12/05

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT AN APPLICATION FOR A HUD HOMEOWNERSHIP SUPPORTIVE SERVICES GRANT IN AN AMOUNT NOT-TO-EXCEED $500,000, ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE SAN FRANCISCO HOUSING DEVELOPMENT CORPORATION AS A JOINT APPLICANT, AND EXECUTE ALL CERTIFICATIONS AND AGREEMENTS REQUIRED BY THE APPLICATION

WHEREAS, on March 21, 2005, the United States Department of Housing and Urban Development (HUD) issued a Notice of Funding Availability (NOFA) for Homeownership Supportive Services grant funding;

WHEREAS, if funded, this grant would provide funds for the delivery and coordination of supportive services and other activities to help public housing residents over a three-year period of time, attain self-sufficiency and potentially become homeowners;

WHEREAS, housing for first time homebuyers is proposed for a vacant portion of the Alice Griffith property, the Hunters Point Shipyard and at other locations in the Bayview Hunters Point community;

WHEREAS, the San Francisco Housing Development Corporation (SFHDC) is a Bayview Hunters Point community-based, private non-profit corporation and a HUD-approved Housing Counseling Agency that assists low- to moderate-income households achieve the dream of homeownership by providing counseling and working with the Mayor's Office of Housing, the California Housing Finance Agency, private banks and other lending institutions;

WHEREAS, the Authority wishes to enter into a Memorandum of Understanding with SFHDC and submit a joint application to HUD for up to $500,000 in grant funds that, along with the required leveraged funds, would provide homeownership counseling and assistance to enable public housing residents to become homeowners;

WHEREAS, the grant requires that the Authority set aside fourteen (14) Section 8 Vouchers each year during the three year implementation period for public housing residents who qualify for homeownership and meet the Section 8 eligibility requirements;

WHEREAS, as part of the submission, the Authority must make certifications and agreements that the Authority will comply with all policies, procedures, and requirements prescribed by HUD for the Homeownership Supportive Services grant, including the implementation of activities in a timely, efficient and economical manner; and

WHEREAS, applications for HUD Homeownership Supportive Services grants must be submitted no later than May 26, 2005.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The Executive Director is authorized to submit a joint application with SFHDC to HUD for up to $500,000 in Homeownership Supportive Services grant funding by May 26, 2005, and execute all certifications and agreements required for the application.

2. For each year of the three-year program implementation period, 14 Section 8 Vouchers will be reserved out of the Authority's Section 8 Homeownership Assistance Program for public housing residents who are qualified and eligible to purchase a home.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM
AND LEGALITY:

DONNA MARTIN, General Counsel

Date 5/6/05

REVIEWED BY:

GREGG FORTNER, Executive Director

Date 5/6/05

(Material prepared by Barbara T. Smith,
Housing Development and Modernization Department)

E

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street • San Francisco CA • 94102 • (415) 554-1200

DATE: May 12, 2005

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

George R. Brown, President
Betty J. Smith, Vice President
Sululagi Palega, Sr., Commissioner
Neola Gans, Commissioner
Rev. Amos Brown, Commissioner
Rev. George Woodruff

FROM: Gregg Fortner, Secretary/Executive Director

SUBJECT: **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH INTER-PACIFIC, INC.TO INSTALL CLOSED CIRCUIT TELEVISION CAMERAS (CCTV) AT VARIOUS SENIOR PROPERTIES IN AN AMOUNT NOT TO EXCEED $109,985**

OVERVIEW

This resolution authorizes the Executive Director to enter into a contract with Inter-Pacific, Inc. to install closed circuit television cameras (CCTV) at various senior properties. The Housing Authority currently has cameras at two senior properties, 430 Turk Street and 1750 McAllister. These cameras are monitored 24 hours a day, 7 days a week at the Housing Authority's Egbert Street office. There are also CCTV cameras at the gate for the Alice Griffith community, and there are cameras that monitor the Egbert facility. These systems were installed approximately 18 months ago as a test to determine if CCTV could enhance security. It is believed that the installation of cameras at additional senior buildings will allow security guards to monitor access to buildings and prevent unauthorized entry. As a result of the systems now in place and the additional systems recommended for award, management will receive immediate information and have the capability of recording events as they happen. This will increase security for the residents in our buildings occupied by seniors and persons with disabilities.

OBJECTIVES

The objective of the resolution is to authorize the Executive Director to enter into a contract for installation of CCTV systems at nine (9) buildings.

PROCUREMENT

The Housing Authority issued Solicitation No. 04-720-RFP-045 on October 1, 2004. The procurement process for the action covered by this resolution meets the procurement standards of 24 CFR 85.36 "Procurement", HUD Handbook 7460.8 REV 1, "Procurement Handbook for Public Housing Agencies and Indian Housing Authorities", the San Francisco Housing Authority Procurement Policy Manual, and the State of California, and local laws.

The solicitation was posted on two websites, The City and County of San Francisco Purchasing Contract/Bid Database and the San Francisco Housing Authority's website. There were eleven (11) companies taken from the Authority's Past Bidders List; Telephone Directory Yellow Pages; various internet search engines; vendors listed with the Small Business Administration, and the San Francisco Human Rights Commission, that were sent the Request for Proposals.

The Request for Proposal was made available on the SFHA website for interested companies to download.

On July 22, 2004, the Housing Authority conducted a site visit and pre-proposal meeting. Eleven potential bidders were present at the meeting.

The solicitation closed Wednesday, August 25, 2004, and six providers submitted offers.

SELECTION PROCESS

The proposals were reviewed based on the evaluation criteria specified in the solicitation. Each proposal was rated on technical factors:

- System/Design Coverage/Implementation Plan
- Firm's Experience
- Firm's Past Performance
- MBE/WBE Participation and Resident Hiring

Based upon evaluation of the above criteria, it is recommended that the award of the contract be made to Inter-Pacific Inc. The enclosed confidential overview (in sealed envelope) provides information about the six offerors responding to our Request for Proposals.

ANTICIPATED OUTCOMES

The safety and security of the residents will be enhanced by the installation of CCTV and we anticipate reduced security costs.

WHO BENEFITS

The residents and the Authority will benefit by improved security and long-term reduced costs that can be used for other capital improvements.

BUDGET CONSIDERATIONS

The CCTV systems will be funded through the FY 2003 Capital Fund Program.

RESIDENT HIRING

Inter-Pacific, Inc. is committed to meeting or exceeding the 25 percent resident hiring goal on this job. The contractor has agreed to employ two (2) residents who will be instrumental in installing the closed circuit television system.

MBE/WBE PARTICIPATION

Inter-Pacific, Inc. is a Minority-Owned Business Enterprise.

RECOMMENDATION

Staff recommends approval of this Resolution.

CONFIDENTIAL INFORMATION

Resolution Authorizing the Executive Director Enter Into a Contract with Inter-Pacific, Inc. to Install Closed Circuit Television Cameras (CCTV) at Various Senior Properties in an Amount Not to Exceed $99,987

Ranking Based on Technical and Price

COMPANY	PRICE
Inter-Pac	$109,985
Kai Neva	122,975
Keeping It Focused	112,775
Kitech	119,800
AV	91,700
SBC	256,329

RESOLUTION - ROUTING SLIP

FOR COMMISSION MEETING OF: May 12, 2005

DATE Submitted to OGC: FROM: Michael Roetzer

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH INTER-PACIFIC, INC. TO INSTALL CLOSED CIRCUIT TELEVISION CAMERAS (CCTV) AT VARIOUS SENIOR PROPERTIES IN AN AMOUNT NOT TO EXCEED $109,985

APPROVALS

1. FINANCE

Virgilio E. Chua

Date 5/5/05

6. SOCIAL SERVICES

N/A

Date

2. BUDGET

Signature

Date 5/5/05

$109,985

Dollar Amount

713-14500-324000-750-000

Account No.

3. PROCUREMENT

Rene Latosa, Deputy Department Administrator 5/5/05

Date

7. OTHER

Date

4. ADMINISTRATIVE SERVICES

Michael Roetzer, MSSD Administrator

Date 5.5.05

8. OFFICE OF GENERAL COUNSEL

Donna Martin, Managing Attorney

Date 5/6/05

5. PUBLIC HOUSING OPERATIONS

N/A

Naja Boyd, Deputy Executive Director

Date

9. EXECUTIVE OFFICE

Gregg Fortner, Executive Director

Date

RESOLUTION NO. 5213
ADOPTED 5/12/05

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH INTER-PACIFIC, INC. TO INSTALL CLOSED CIRCUIT TELEVISION CAMERAS (CCTV) AT VARIOUS SENIOR PROPERTIES IN AN AMOUNT NOT TO EXCEED $109,985

WHEREAS, The San Francisco Housing Authority publicly advertised Solicitation No. 04-750-RFP-043 for the installation of Closed Circuit Television (CCTV) systems at various senior properties; and

WHEREAS, Inter-Pacific, Inc. submitted the highest technical scoring proposal; and

WHEREAS, these services are necessary to enhance the security and safety of residents and to protect the Authority's properties; and

WHEREAS, funding is available through the FY 2003 Capital Fund Program; and

WHEREAS, the procurement process for those actions covered by this resolution meet the procurement standards of 24 CFR 85.36 "Procurement", HUD Handbook 7460.8 REV 1, "Procurement Handbook for Public Housing Agencies and Indian Housing Authorities", the San Francisco Housing Authority Procurement Policy Manual and State of California and local laws; and

WHEREAS, all additional relevant documents submitted by Inter-Pacific, Inc. have been reviewed and found to be in order; and

WHEREAS, Inter-Pacific, Inc. will meet the Resident Hiring requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a contract with Inter-Pacific, Inc. for installation of Closed Circuit Television systems at various senior properties in an amount Not-To-Exceed $109,985
2. This resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

DONNA MARTIN, General Counsel

Date: 5/6/05

REVIEWED BY:

GREGG FORTNER, Executive Director

Date: 5/6/05

G

SAN FRANCISCO HOUSING AUTHORITY

440 Turk Street • San Francisco CA • 94112 • (415) 554-1200

DATE: May 6, 2005

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

George R. Brown, President
Betty J. Smith, Vice President
Sululagi Palega, Sr., Commissioner
Neola Gans, Commissioner
Rev. Amos Brown, Commissioner
Rev. George Woodruff, Commissioner

FROM: GREGG FORTNER, SECRETARY / EXECUTIVE DIRECTOR

SUBJECT: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A TWO-YEAR CONTRACT WITH BPS REPROGRAPHIC SERVICES TO PROVIDE REPROGRAPHIC SERVICES ON AN AS-NEEDED, TASK ASSIGNMENT BASIS FOR ALL DEVELOPMENTS IN A TOTAL AMOUNT NOT-TO-EXCEED $100,000

OVERVIEW

This Resolution will authorize the Executive Director to enter into a contract with the highest-ranked reprographic services firm on an as-needed, task assignment basis for all developments over the next two years. The contract will provide the San Francisco Housing Authority (Authority) with reprographic services for bid packages for planned capital improvements.

The current reprographic services contracts have expired after successful completion of the assigned tasks.

OBJECTIVE

The objective of this contract is to provide the Authority with competent reprographic services including pickup, reproduction, and distribution of documents, including drawings, specifications, and similar documents associated with construction and property management. These items require document management for large and small documents, and modern reprographic equipment and techniques. Services are frequently ordered on very short notice with fast turnaround times required. Weekend and night service requests are not uncommon.

PROCUREMENT

The procurement process for the action covered by this Resolution meets the procurement standards of 24 CFR 85.36 "Procurement", HUD Handbook 7460.8 REV 1, "Procurement Handbook for Public Housing Agencies and Indian Housing Authorities", the San Francisco Housing Authority Procurement Policy Manual and the State of California and local laws. The completed procurement process has been reviewed and approved by HUD.

The Authority selects reprographic services firms by the competitive proposal method in the form of a Request for Proposals (RFP). The Authority's selection is based on both Price (proposed fees) and the Technical Factors described in the Evaluation Criteria below.

Solicitation Process

Pre-approval of this RFQ document and process was obtained from Authority management prior to advertisement. The Housing Development and Modernization Department developed this specific RFP document based on the Authority's master documents prepared by the Procurement and Contracts Department, which also reviewed and approved the RFP documents

Solicitation 04-620-RFP-053 was issued on November 22, 2004. Announcement of the RFP was made to the City Outreach Services and was put on the web sites for the Authority, the City, and the Small Business Administrations. The notice of the RFP was published in the Sun-Reporter, the Sing Tao Daily, the World Journal, and the San Francisco Bay View. Announcements were faxed and e-mailed directly to 13 firms from the San Francisco Human Rights Commission list, 12 firms from the Contractors Blue Book, and firms that had responded to prior RFPs.

Three Proposals were received on the December 21, 2004 due date.

Evaluation Process

In conformance with the Authority's Procurement Procedures Manual, the Evaluation Panel individually reviewed the written Proposals using the Evaluation Criteria listed below. At the same time, staff checked the references provided by each firm and provided the results to the Evaluation Panel members. There was a clear conclusion resulting from the evaluation of the Technical Factors.

Evaluation Criteria

Listed below are the evaluation criteria and their relative weight. Described in italics are the reasons for the different criteria. They are based on the Authority's standards for Request for Proposals evaluation criteria and weighting as contained in the Authority's Procurement Procedures Manual. The Director of Contract/Procurement Division approved the criteria and weighting given to each.

	CRITERIA & REASON	WEIGHT
A	Criterion: Firm's Experience in providing reprographic services. *This allows evaluation of the firm's technical expertise as measured by the quantity and type of work performed by the firm and its years in business.*	25 points
B	Criterion: Firm's Past Performance in providing reprographic services *This provides insight into the quality of the staff as measured by their professional degrees, licenses and experience with the type of work required by this contract. The local staff size and their credentials is a quantitative measure of their knowledge, and is indicative of their ability to respond quickly with qualified staff.*	25 points
C	Criterion: Firm's Capabilities to provide the required reprographic services. *This demonstrates the firm's familiarity with modernization and rehabilitation issues most frequently encountered with urban public housing in both family housing and mid-rise buildings. A firm with this experience is most capable of providing economical, efficient solutions to the Authority.*	25 points
D	Criterion: Affirmative Action. *This allows evaluation of the firm's commitment to MBE/WBE participation and analysis of its detailed plan for hiring and training Authority residents.*	25 points
	Total	100 points

The following are the combined scoring results of the written proposals and the proposed prices:

SCORING	Technical Factors	Technical Factors Ranking	Price Ranking
BPS Reprographic Services	**269**	**1**	**1**
Elite Reprographics of the Bay Area, Inc.	**258**	**2**	**2**
Strategic Office Solutions	**179**	**3**	**3**

Evaluation Panel Conclusions

By their scoring and ranking, the Evaluation Panel determined that BPS Reprographic Services (BPS) was clearly the top-rated firm. The firm has significant prior experience with public agencies and institutions, and has provided reprographic services to other housing authorities. BPS has successfully completed previous contracts with the Authority in a satisfactory manner. Reference checks produced no negative comments, and the firm is not on the Federal Excluded Parties List.

BPS has substantial experience within the last three years in jobs similar in scope and complexity. The firm serves a multitude of public agencies in the City and the Bay Area. The staff is very experienced, and has 160 employees in 8 Bay Area locations. BPS has demonstrated its ability to perform assigned tasks in a timely and efficient manner in its prior contracts with the Authority, and they have a highly qualified team that will continue to collaborate with the Authority on assignments under this new proposed contract. BPS has the equipment, materials and personnel available, to perform the required work.

Price Factors: In the initial proposals, BPS Reprographic Services provided the biggest discounts from their published list prices, and the lowest unit costs. In the best and final offers, BPS provided even deeper discounts and lower unit costs. The cost of a typical 30 set bid package of bid documents, specifications and drawings was almost half the cost of the closest competitor. This clear cost advantage provided by BPS extended to almost every category of service the Authority requires.

Evaluation Panel Members
Project Manager, Housing Development and Modernization Department
Executive Secretary, Finance Department
Senior Secretary, Housing Development and Modernization Department

ANTICIPATED OUTCOMES

If this contract is approved the anticipated outcomes are:

- The Authority will receive quality reprographic services for bid packages for planned capital improvements at the most economical prices.
- The Authority will provide a safer and efficient service to residents.
- Residents will have opportunity for training and employment.

WHO BENEFITS

Residents benefit from having economical and appropriate reprographic services for all contracted and in-house construction work. Planned capital improvements require copying and distributing bid packages, including drawings and specifications, to service the procurement process and construction. Residents also benefit by the Authority's ability to respond quickly to emergency situations where copies of "existing condition" drawings are needed.

BUDGET CONSIDERATIONS

Funding for this planned contract is immediately available within the FY2004 Capital Fund Program. The contract time will be two years, or less if there is an increase in the volume of Capital Fund work.

RESIDENT EMPLOYMENT

BPS Reprographic Services has agreed to hire public housing residents to meet or exceed the 25% requirement established by Commission Resolution No. 4967 for non-construction contracts that exceed $50,000. They have contacted the Authority's Employment Specialist to locate a resident interested in either the technical positions or the administrative positions.

MBE/WBE STATUS

BPS Reprographic Services has a diverse workforce in its office and has provided an Affirmative Action Acknowledgement form that meets the requirements of Executive Order 11246. BPS is not a MBE/WBE firm. As part of their proposal, BPS has affiliated with a local MBE firm, Bay Copy Plus, to perform 20% of the work required under this contract.

RECOMMENDATION

Staff recommends approval of this Resolution.

(Prepared by Barbara Smith and Steve Haines, Housing Development and Modernization Department)

RESOLUTION - ROUTING SLIP

FOR COMMISSION MEETING OF: May 12, 2005
DATE Submitted to OGC: May 2, 2005
FROM: Barbara Smith, Administrator, Housing Development and Modernization

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A TWO-YEAR CONTRACT WITH BPS REPROGRAPHIC SERVICES TO PROVIDE REPROGRAPHIC SERVICES ON AN AS-NEEDED, TASK ASSIGNMENT BASIS FOR ALL DEVELOPMENTS IN A TOTAL AMOUNT NOT-TO-EXCEED $100,000

APPROVALS

1. FINANCE
Electronic Approval Attached

Herb Lum, Deputy Administrator

Date 05/03/05

2. BUDGET

Signature

Date

Dollar Amount

Account No.

3. PROCUREMENT

Rene Latosa, MSSD Deputy Administrator

Date 4/4/05

4. ADMINISTRATIVE SERVICES
Electronic Approval Attached

Michael Roetzer, MSSD Administrator

Date 05/03/05

5. CUSTOMER SERVICE
N/A

Naja Boyd, Deputy Executive Director

Date

6. LEGAL
N/A

Date

7. OTHER
N/A

Date

8. OFFICE OF GENERAL COUNSEL

Donna Martin, General Counsel

Date 5/6/05

9. EXECUTIVE OFFICE

Gregg Fortner, Executive Director

Date

Haines, Steve

From: Roetzer, Michael
Sent: Tuesday, May 03, 2005 11:50 AM
To: Haines, Steve
Subject: Approve: Solicitation 04-620-RFP-053 Reprographics Services - Resolution and Memorandum

Haines, Steve

From: Lum, Herb
Sent: Tuesday, May 03, 2005 11:20 AM
To: Haines, Steve
Subject: Approve: Solicitation 04-620-RFP-053 Reprographics Services - Resolution and Memorandum

Haines, Steve

From: Smith, Barbara
Sent: Monday, May 02, 2005 3:44 PM
To: Haines, Steve
Subject: Approve: Solicitation 04-620-RFP-053 Reprographics Services - Resolution and Memorandum

RESOLUTION NO. 5214
DATE ADOPTED: 5/12/05

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A TWO-YEAR CONTRACT WITH BPS REPROGRAPHIC SERVICES TO PROVIDE REPROGRAPHIC SERVICES ON AN AS-NEEDED, TASK ASSIGNMENT BASIS FOR ALL DEVELOPMENTS IN A TOTAL AMOUNT NOT-TO-EXCEED $100,000

WHEREAS, the San Francisco Housing Authority (Authority) requires a reprographic services firm that can provide reprographic services on an as-needed, task assignment basis; and

WHEREAS, the current reprographic services contracts are completed; and

WHEREAS, the Authority has programmed capital work funded with the FY 2004 and FY 2005 Capital Fund Programs which will require reprographic services; and

WHEREAS, BPS Reprographic Services has been selected through the Request for Proposals process as the most qualified firm for this work; and

WHEREAS, BPS Reprographic Services has proposed the biggest discounts from their published list prices, and the lowest unit costs; and

WHEREAS, funding for this contract is planned and available within the FY 2004 Capital Fund Program budget; and

WHEREAS, the procurement process for this contract meets the procurement standards of 24 CFR 85.36 "Procurement", HUD Handbook 7460.8 REV 1 "Procurement Handbook for Public Housing Agencies and Indian Housing Authorities", the San Francisco Housing Authority Procurement Policy Manual, and the State of California and local laws.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a two-year contract with BPS Reprographic Services for Reprographic Services on an as-needed, task assignment basis for all developments in a total amount not-to-exceed $100,000.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

DONNA MARTIN, General Counsel

Date: 5/6/05

REVIEWED BY:

GREGG FORTNER, Executive Director

Date: 5/6/05

H

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street • San Francisco CA • 94102 • (415) 554-1200

DATE: May 12, 2005

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

George R. Brown, President
Betty J. Smith, Vice President
Sululagi Palega, Sr., Commissioner
Neola Gans, Commissioner
Rev. Amos Brown, Commissioner
Rev. George Woodruff

FROM: Gregg Fortner, Secretary/Executive Director

SUBJECT: **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH NEMA CONSTRUCTION FOR ELECTRICAL REPAIRS AT CAL 1-43, ROBERT B. PITTS APARTMENTS, IN AN AMOUNT NOT TO EXCEED $148,000**

OVERVIEW

This resolution authorizes the Executive Director to enter into a contract with NEMA Construction for Electrical Repairs at CAL 1-43, Robert B. Pitts Apartments. Robert B. Pitts Apartments consists of 203 apartments in 37, three-story residential buildings and a community building. It occupies one and a half city blocks bounded by Turk and Eddy Streets, and Pierce and Scott Streets.

The exterior lighting system needs major improvements. The work is urgently needed in order to improve lighting levels in and around the property and thereby improve site security and the safety of residents.

OBJECTIVES

The objective of the resolution is to authorize the Executive Director to enter into a contract for additions, replacements and repairs to the exterior site lighting system.

Due to vandalism, many parking lot lights do not work, cannot be repaired, and need to be replaced with vandal resistant fixtures with longer life lamps. Interior courtyard security lighting levels need to be increased by the addition of new light fixtures and the relocation of existing ones to reduce vandalism from the roofs and reduce maintenance costs. Dwelling unit exterior door

light fixtures throughout the Development need to be replaced, because the lamps are an older type that are difficult to find when replacement is required. Newer type lamps have fifty percent longer life, are more energy efficient, and are more readily available. Dwelling unit exterior entry door lights do not work along a major portion of Eddy St. and need to be repaired.

The safety and security of the residents will be enhanced by improved parking lot lighting, improved interior courtyard lighting, and the restoration of working light fixtures along Eddy Street.

Maintenance costs will be reduced by the replacement of obsolete light fixtures for which replacement lamps are not readily available. Maintenance costs will be further reduced by use of lamps with fifty percent longer life than current ones. Operating costs will be reduced by the use of more energy efficient lamps.

ANTICIPATED OUTCOMES

Work under this contract will generally include, but not be limited to, the following:

1. Replacement of 24 parking lot light fixtures and fixture arms on existing poles,
2. Replacement of entry door wall mounted light fixtures at 203 dwelling units,
3. Installation of additional area lights at interior courtyards,
4. Relocation of existing area lights at interior courtyards,
5. Replacement of existing lighting on the Community Center front and back entry canopies,
6. Addition of new exterior lighting controls, and
7. Replacement of 150 feet of wiring in existing underground conduit from the Property Office to a panel board on Eddy St.

WHO BENEFITS

The residents will be benefit by improved security. The Authority will benefit by reduce operating and maintenance costs. The Authority's property investment will be preserved and enhanced. The project will also provide employment and training for a public housing resident under the resident hiring requirements.

PROCUREMENT

The Authority issued Solicitation No. 04-620-IFB-048 on March 10, 2005, following review and approval of the solicitation by the Finance and Procurement & Contracts (Procurement) Departments. The procurement process for the action covered by this resolution meets the procurement standards of 24 CFR 85.36 "Procurement", HUD Handbook 7460.8 REV 1, "Procurement Handbook for Public Housing Agencies and Indian Housing Authorities", the San Francisco Housing Authority Procurement Policy Manual, and the State of California, and local laws.

The Housing Development & Modernization Department (HD&Mod) developed the Invitation for Bid documents, Plans, and Specifications based on master procurement documents produced by Procurement and construction documents (drawings and technical specifications) furnished by the Authority's consultant. The documents were reviewed and approved by Procurement prior to the start of the bid process.

The Authority solicited bids in the following manners:

Past Bidders List, Contractors Blue Book & Yellow Pages: The Authority e-mailed, faxed, or mailed its Invitation for Bid advertisement to ninety-six (96) individual contractors from the Authority's Past Bidders List, the Contractors Blue Book and Telephone Directory Yellow Pages.

HRC: The Authority e-mailed, faxed or mailed its Invitation for Bid advertisement to forty-three (43) Disadvantage Business Enterprise (DBE) contractors listed by the San Francisco Human Rights Commission.

Labor Unions: The Authority mailed its Invitation for Bid Documents and Plans & Specifications to the:

- San Francisco Buildings Trade Council,
- Local Union 6, International Brotherhood of Electrical Workers

Newspapers: The Authority publicly advertised its Invitation for Bid advertisement in the following newspapers:

- Daily Pacific Builder, (trade publication)
- San Francisco Bay View, (African American community)
- World Journal, (Asian American Community)
- Sun Reporter, (African American community)
- Small Business Exchange, (MBE/WBE and DBE community)

Additional Newspapers: The Authority e-mailed its Invitation for Bid advertisement to the San Francisco Board of Supervisors office who placed the advertisement in the following community newspapers:

- El Latino (Hispanic American community),
- El Reportero (Hispanic American community),
- Asian Week (Chinese American community),
- Chinese Times (Chinese American community),
- San Francisco Bay Times (Lesbian/Gay/Bi-sexual/Transgender community),
- San Francisco Spectrum (Lesbian/Gay/Bi-sexual/Transgender community).

Public Agency Websites: The Authority e-mailed its Invitation for Bid advertisement to the following agencies who placed the advertisement in their website bulletin boards:

- San Francisco Housing Authority ,
- City and County of San Francisco (City Purchasing Department),
- California State Contracts Register (Office of Small Business Certification and Resources),
- Small Business Administration's PRO-Net (Office of Government Contracting & Minority Enterprise Development).
- U.S. Department of Commerce's BIDNET (Minority Business Development Agency)

Builders Exchanges: The Authority sent its Invitation for Bid Documents, Plans & Specifications to the following Builders Exchanges, where the documents are available to Contractors for review and bid preparation:

- San Francisco Builders Exchange,
- Peninsula Builders Exchange,
- Builders Exchange of Alameda County,

- Santa Clara Builders Exchange,
- Contra Costa Builders Exchange,
- BV2HP Builders Exchange,
- MECA Builders Exchange (member base composed of small DBE, M/WBE firms),
- Marin Builders Exchange,
- Construction Data Plan Room,

Nine (9) potential bidders requested the Invitation for Bid documents and Plans & Specifications that were issued by HD&Mod. The on-site bid walk was conducted by HD&Mod on April 7, 2005. In attendance were two (2) contractors along with the Authority's Consultant, and Authority staff members from Housing Development and Modernization Department.

BIDDER SELECTION PROCESS

On the closing date for the solicitation, April 21, 2005, the Authority received bids from eight (8) responsive contractors. The bid documents were publicly opened and read aloud. The submittal documents were reviewed by HD&Mod and forwarded to Procurement for review and approval to prepare this resolution. The Contractors' bids are as follows:

RESPONSIVE BID PROPOSALS

Bidder	Bid Proposal	25% Resident Hiring	Contractor MBE/ WBE	Sub Contractors / Suppliers	MBE/WBE Sub Contractor % Of Total Job	Total MBE/ WBE
NEMA Construction	$148,000	Yes	No	One	40%	40%
T & T Electric	$172,000	Yes	Yes	None	0%	100%
A.S. F. Electric	$178,178	Yes	Yes	Three	58%	100%
S. F. Electric Company	$183,000	Yes	Yes	None	0%	100%
Top Line Electric	$213,000	Yes	Yes	None	0%	100%
Synergy Project Management	$247,100	Yes	No (small business)	Three	35%	35%
Kitech Security Systems	$264,000	Yes	Yes	One	21%	100%
RPE Construction	$374,267	Yes	No (small business)	Three	27%	27%

Per HUD-5369 Instructions to Bidders, the contract award is based on the lowest, responsive, and responsible bidder. Based on the above, the lowest, responsive, and responsible bidder is NEMA Construction. The bid submitted by NEMA Construction is 1.3% less than the cost estimate and

budgeted amount. It is also 8.6% less than the next lowest bid. Upon request, NEMA Construction reviewed their bid and informed Procurement that they stood by their bid.

According to the reference check on past projects performed by NEMA Construction, the firm is a responsible contractor with a good record. NEMA Construction has performed similar size projects for other public agencies and has a good history of performing well, and of minimizing contractor initiated change orders. A debarment check was made and shows that NEMA Construction is not debarred from Federal Procurement and Non-Procurement work.

BUDGET CONSIDERATION

The Electrical Repairs work will be funded by the Year 2003 CFP (713).

RESIDENT HIRING

NEMA Construction is committed to exceeding the 25 percent resident hiring goal on this job. The contractor estimates that it will take about 300 hours to complete the project, of which a minimum 75 hours will be resident hire employment. They are pursuing one (1) position for resident hiring as an apprentice electrician.

MBE/WBE PARTICIPATION

NEMA Construction is not a minority firm, but it has achieved forty (40) percent MBE participation with its listed subcontractors and suppliers.

RECOMMENDATION

Staff recommends approval of the Resolution.

(Prepared by: Basil Nicolaou, Robert Dahlstrom and Barbara Smith)

RESOLUTION - ROUTING SLIP

FOR COMMISSION MEETING OF: May 12, 2005

DATE Submitted to OGC:

FROM: Barbara Smith, Administrator, Housing Development and Modernization

Prepared by: Robert Dahlstrom, Deputy Administrator

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH NEMA CONSTRUCTION FOR ELECTRICAL REPAIRS AT CAL 1-43, ROBERT B. PITTS APARTMENTS, IN AN AMOUNT NOT-TO-EXCEED $148,000.

APPROVALS

1. FINANCE

Approved by e-mail

Herb Lum, Budget Manager

Date 5/2/05

5. OFFICE OF GENERAL COUNSEL

Donna Martin, ~~Managing Attorney~~ General Counsel

Date 5/6/05

2. BUDGET

Signature

Date

6. HOUSING MANAGEMENT

Signature

Date

3. PROCUREMENT

Approved by e-mail

Rene Latosa, Deputy Administrator

BASS 4/29/05

4. ADMINISTRATIVE SERVICES

Approved by e-mail

Michael Roetzer, BASS Administrator

Date 4/29/05

7. EXECUTIVE OFFICE

Gregg Fortner, Executive Director

Date

Dahlstrom, Bob

From: Dahlstrom, Bob
Sent: Friday, April 29, 2005 11:56 AM
To: Roetzer, Michael; Lum, Herb; Latosa, Rene
Cc: Smith, Barbara; Martin, Donna; Owens, Julissa; Mark, James; Tang, Elizabeth; Ilalio, Lima; Mulios, Terry; Leroy, Gerald
Subject: Resolution RB Pitts Site Electric Improvements

Importance: High

Mike, Herb and Rene:
Attached is a Resolution to award a contract to NEMA Construction for RB Pitts Apartments site electric improvements at the May 12th Commission meeting. There is some urgency to this award due to poor exterior lighting conditions at Pitts.

Note that the Bidders response chart listing details about bids received is not completed yet. It will be completed when formally submitted to the Legal Department on Monday.

Please vote and respond by 3:00 PM Monday.
Thanks,
Bob

Resolution Robert Pitts Site E...

Bob Dahlstrom
Deputy Administrator
Housing Development & Modernization Department
San Francisco Housing Authority
1815 Egbert Ave.
San Francisco, CA 94124
Tel.: 415.715.3215
Fax.: 415.715.3243

Tracking:

Recipient	Read	Response
Roetzer, Michael	Read: 4/29/2005 1:48 PM	Approve: 4/29/2005 1:55 PM
Lum, Herb	Read: 5/1/2005 3:45 PM	Approve: 5/2/2005 1:21 PM
Latosa, Rene	Read: 4/29/2005 12:56 PM	Approve: 4/29/2005 12:58 PM
Smith, Barbara		
Martin, Donna	Read: 4/29/2005 12:01 PM	
Owens, Julissa	Read: 4/29/2005 12:19 PM	
Mark, James	Read: 4/29/2005 7:36 PM	
Tang, Elizabeth	Read: 5/2/2005 1:06 PM	
Ilalio, Lima		
Mulios, Terry		
Leroy, Gerald	Read: 4/29/2005 11:59 AM	

RESOLUTION NO. 5215
ADOPTED 5/12/05

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH NEMA CONSTRUCTION FOR ELECTRICAL REPAIRS AT CAL 1-43, ROBERT B. PITTS APARTMENTS, IN AN AMOUNT NOT TO EXCEED $148,000

WHEREAS, The San Francisco Housing Authority publicly advertised Solicitation No. 04-620-IFB-048 for Electrical Repairs at CAL 1-43, Robert B. Pitts Apartments; and

WHEREAS, NEMA Construction submitted the lowest responsive and responsible bid of $148,000 to provide for Electrical Repairs at CAL 1-43, Robert B. Pitts Apartments; and

WHEREAS, these services are necessary to protect the health and safety of residents and to preserve the Authority's real property assets; and

WHEREAS, funding is available through the HUD 2003 Capital Fund Program; and

WHEREAS, the procurement process for those actions covered by this resolution meet the procurement standards of 24 CFR 85.36 "Procurement", HUD Handbook 7460.8 REV 1, "Procurement Handbook for Public Housing Agencies and Indian Housing Authorities", the San Francisco Housing Authority Procurement Policy Manual and State of California and local laws; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, NEMA Construction will meet the Resident Hiring requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a contract with NEMA Construction for Electrical Repairs at CAL 1-43, Robert B. Pitts Apartments, in an amount Not-To-Exceed $148,000.
2. This resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

DONNA MARTIN, General Counsel

Date: 5/4/05

REVIEWED BY:

GREGG FORTNER, Executive Director

Date: 5/6/05

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting
Thursday, May 12, 2005

440 Turk Street
San Francisco, California

The Housing Authority of the City and County of San Francisco met in a regularly scheduled meeting at 440 Turk Street, San Francisco, California on Thursday, May 12, 2005, at 4:00 p.m.

President Brown called the meeting to order at 4:06 p.m.

DOCUMENTS DEPT.

AUG 16 2005

SAN FRANCISCO
PUBLIC LIBRARY

1. ROLL CALL

Roll call found the following members to be:

PRESENT: *George R. Brown, President*
Betty J. Smith, Vice President
Sululagi Palega Sr., Commissioner (arrived at 4:10p.m.)
Neola Gans, Commissioner
Rev. Amos Brown, Commissioner (arrived at 4:11p.m.)
Rev. George Woodruff, Commissioner

A quorum was present.

ALSO PRESENT: *Mr. Gregg Fortner, Executive Director*
Ms. Donna Martin, General Counsel

2. APPROVAL OF AGENDA

Executive Director, Gregg Fortner asked that the agenda be amended to remove Item 11F. Vice President Smith moved to approve the agenda as amended. Commissioner Gans seconded the motion. The motion to approve the agenda as amended was unanimously passed.

3. APPROVAL OF MINUTES

Commissioner Gans moved to approve the minutes of April 14, 2005. Vice President Smith seconded the motion. The motion to approve the minutes of April 14, 2005, was unanimously passed.

Commissioner Gans moved to approve the minutes of April 28, 2005. President Brown questioned whether a vote was in order and the minutes necessary because there was no quorum and the meeting was cancelled. President Brown proceeded with the vote and seconded the motion. The motion to approve the minutes of April 28, 2005 was unanimously passed.

4. GENERAL COMMUNICATIONS

Executive Director, Gregg Fortner stated that the first items in the Commissioner's folders were the Commission Request Log, the Vacancy Report and the Shooting Incident Report. The Vacancy report included the 26 units in the fire report of 951 Eddy Street. The next document was at the request of Commissioner A. Brown and contained information regarding the graduates of the San Francisco Conservation Corps. The following document was a letter sent to the residents regarding resident custodians and the intended changes to begin October 1, 2005. The next item of correspondence was a letter sent to the Mayor from Mr. Fortner outlining the issues the SFHA faces in the Section 8 Program. The Section 8 Program anticipates a $5.5 to $5.7 million shortfall and the Public Housing Program will probably have a $4 million shortfall. The Capital Fund anticipates $1.4 million shortage. The SFHA wanted to brief City Hall on how residents on the Section 8 Program were being affected by increased rents due to the change in fair market rents, the challenges facing the SFHA, and the strategies to address the problems. Next, was an article from the April 18, 2005 San Francisco Chronicle detailing the issues the SFHA faces with the Section 8 Program. In a confidential envelope was information about one of the resolutions, Reprographic Services, item 11G, and the legal updated report. The last document was the report given to the Finance Committee at their meeting on April 26, 2005.

Commissioner Woodruff asked if the Mayor had responded to the letter addressed to him. Mr. Fortner answered that the letter was an update to the SFHA's presentation to the Board of Supervisors and no response was necessary. Mr. Fortner said that the SFHA was working closely with City Hall to make strides at the national level to address local Section 8 issues.

President Brown asked about the letter concerning resident custodians and whether the Commission would be informed about why these changes are being made. Mr. Fortner replied that he expected many of the public comments to deal with this issue and a closed session would be scheduled for the next Commission meeting to discuss budget issues and personnel.

President Brown announced that Commissioners Palega and Commissioner A. Brown had arrived to the meeting.

5. REPORT OF SECRETARY

Executive Director, Gregg Fortner stated that the Commission had requested a joint meeting between the Police Commission and SFHA Commission. Information had been received from the Police Commission Secretary that early June or thereafter, a meeting could be scheduled between an ad hoc committee of the Commission and members of the Police Commission. The ad hoc committee would have to be appointed by the President of the SFHA Commission. Mr. Fortner also asked the Commission to begin considering a venue to hold the meeting. In the past the joint Commission meetings had been held on or near SFHA developments. Lastly, Mr. Fortner announced that NAHRO would hold their summer conference in San Francisco, July 15th through 17th. Mayor Newsom is scheduled to give the keynote address on the morning of July

15, 2005. Mr. Fortner said that this conference would be a good opportunity to showcase SFHA accomplishments. The summer conference usually draws from 1,000 to 1,500 people from about 3,000 housing authorities nationwide. Mr. Fortner asked the Commission to mark their calendars because the event should be very interesting, especially in learning how other housing authorities plan to deal with their budget cuts.

Commissioner A. Brown asked where the last joint Commission meeting was held. Mr. Fortner answered that the last two were held at Plaza East, two years ago. Mr. Fortner said the meetings could be held anywhere. Commissioner A. Brown suggested that the venue be a place with convenient parking and the atmosphere encouraged people to behave and be civil in the meeting. Mr. Fortner suggested the Ella Hill Hutch Community Center or Commissioner A. Brown's church. Commissioner A. Brown offered to have the meeting in the gymnasium of his church and volunteered to serve on the ad hoc committee.

6. COMMITTEE REPORTS

Diversity Committee
No report.

Finance Committee
Commissioner Palega reported on the Finance Committee Meeting of April 26, 2005. Commissioner Palega said that the committee examined the low-income and capital improvement budget report and recommendation. Everything was in order based on the formula given and hopefully all of the Commissioners received the report in time to review. All HOPE VI money had been obligated except for money to complete Valencia Gardens. President Brown added that the Committee made a recommendation to accept the budget as presented.

Personnel Committee
No report.

Development Committee
No report

7. REPORT OF GENERAL COUNSEL

Donna Martin, General Counsel stated that there was nothing to report and no closed session would be held.

8. TENANT REPRESENTATIVE REPORT

City Wide Council - Senior/Disabled

William Vitalie, President of the City Wide Council – Senior/Disabled thanked the people of the senior and disabled developments for showing up to the meeting. The announcement was on

short notice and the meeting was going to be long. Mr. Vitalie asked those present to be patient. Most of the people were present to protest the replacement of the resident custodians. Mr. Vitalie said that it was a dangerous precedence to set for the senior/disabled community. They needed someone connected to the SFHA, with some authority, to be present at every senior and disabled building.

Public Housing Tenants Association (PHTA)

Kimberly Hill-Brown, President of the PHTA reported that the Office of Fair Housing was working with children, youth and families on a summer lunch program. Ms. Hill-Brown said that she was assisting with resident interviews for the eleven participating sites. This is happening because the Mayor's Office was unable to fund the employees that oversee the lunch program and the SFHA had assumed the expense. The Office of Fair Housing sent out job announcements, residents filled out applications, and now the interview process has commenced. On April 18, 2005, Housing Development and Modernization, the Office of Fair Housing and Ms. Hill-Brown, held a town hall meeting at Hunters View to provide an update and overview of the RFQ. The residents were educated on the process of an RFQ and their role in it. Residents were reassured that they would be included from the beginning of developing blue prints, programs, etc. The meeting was established because Ms. Hill-Brown was asked to participate in the interview portion of the RFQ process. There have been issues with the Tenant Association with affirming their support of the project, but when the developers were actually on site, members wouldn't show up, or showed up late. Residents that were supposed to participate in the interview process were told not to attend. Ms. Hill-Brown said that she didn't think this was fair to the residents and provoked her to approach the SFHA to set up a resident training on the RFQ process. Ms. Hill-Brown commented that it was not fair for the Tenant Association leadership, or the SFHA, to withhold information from the residents. Her goal was to make sure that the information was provided to all residents. Ms. Hill-Brown said that she was upset that the Tenant Association did not provide the residents with all information. The leadership caused the developer to miss out on $8 million because the tenants did not attend the meeting and this was unfair. Ms. Hill-Brown said that the leadership had allowed outside forces to come in and manipulate the process and she was unsure where the situation would go. Another town hall meeting would be held with Hunters View on May 18, 2005. The town hall meetings would be held on an on-going basis. Additionally, a newsletter was released to inform the residents of the meetings and where they could obtain more information about the process.

Commissioner Palega asked if members of the Tenants Association had to be residents. He had received a letter that included names that made him concerned. Mr. Fortner replied that he did not have a copy of the letter. Commissioner Palega offered his copy and asked for a copy in return.

Ms. Hill-Brown commented that the majority of the agitators who signed the letter have tried to stop the progression of all five HOPE VI sites. It will be up to the strong leadership of the Tenants Association and the SFHA to communicate to the residents so they can make informed decisions. Many people in the community want to see a change and it is costing too much money

to maintain the property. Ms. Hill-Brown said that it should be torn down. The delays that outside forces were responsible for, is unfair to the population. Commissioner Woodruff asked if Ms. Hill-Brown was aware of this letter. Ms. Hill-Brown replied that she had heard of it, but had not read it. On the day of the meeting with the developers, these letters were issued to the Executive Director and the Commissioners, delivered by non-residents. Ms. Hill-Brown expressed her frustration in the games being played.

Commissioner A. Brown asked who are the principle parties involved. Commissioner Palega passed the letter to Commissioner A. Brown. Mr. Fortner asked if all the Commissioners had a copy of the letter. Everyone replied yes. Mr. Fortner said that Juan Monsanto had attended a meeting the night before and heard about the letter, but no one would give him a copy. Commissioner Palega reiterated his concern that all of the people involved were not residents and wanted to know what the bylaws were.

Commissioner Smith asked if Hunters View had the same president that had been president for a very long time. Ms. Hill-Brown replied that this was going to be a great year for turnarounds in tenant associations. Resident elections would begin on May 14, 2005, with Hayes Valley and ending in October 2005. At least two elections would be held per month.

President Brown asked if Ms. Hill-Brown was able to establish the bylaws. Ms. Hill-Brown responded that some of the tenant associations did not have bylaws, but Marie Swanson informed her that the tenant associations could use the bylaws of PHTA.

Mr. Fortner commented that after the SFHA gets a copy of the letter, it would be reviewed and responded to.

Ms. Hill-Brown continued her report by announcing that on May 5, 2005, the Office of Fair Housing, Resident Employment, Community and Supportive Services, the John Stewart Company and the Diversity staff met with the residents of North Beach to discuss resident programming and to establish a 25-member resident committee because the majority of the members of their tenant association did not relocate back to North Beach. Some tenants expressed concerns about whether they were considered residents because of how they established their residency. Ms. Hill-Brown reassured the tenants that anyone who lives at the North Beach development is considered a resident and the SFHA would do its best to serve them. Ms. Hill-Brown said that about 55 residents attended the meeting and everyone was pleased with the development, although there were a few issues with management. Another meeting would be held at the beginning of June.

President Brown asked what was the time and location of the next Hunters View town hall meeting. Ms. Hill-Brown did not know, but would provide the information to the Commissioners when she found out.

9. PUBLIC COMMENTS ON AGENDA ITEMS: LIMITED TO 2 MINUTES

NOTE: *The public will have the opportunity to comment on agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 2/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the public will have the opportunity to comment on items not on the agenda.*

There were no public comments on agenda items.

10. UNFINISHED BUSINESS – None

11. NEW BUSINESS

Resolution No. 5209

(A) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH FINE LINE CONSTRUCTION FOR THE INSTALLATION OF A STANDBY GENERATOR AT CAL 1-36, 227 BAY STREET, IN AN AMOUNT NOT TO EXCEED $430,015.00

Barbara Smith, Administrator for Housing Development and Modernization, presented the resolution. Ms. Smith stated that this resolution would authorize a contract for the installation of an emergency generator at 227 Bay Street for the 50 senior and disabled dwelling units. The SFHA has been installing generators in the multi-story senior and disabled buildings to provide backup electrical power for senior and disabled residents in case of an area wide power failure. Work under this contract would generally include: selective demolition, installation of cast-in-place concrete and structural steel; installation of standby generator and associated electrical work; and installation of metal framing and gypsum wallboard, flashing and sheet metal, sheet metal roofing, roofing repair, plumbing, fire protection, air distribution equipment and ductwork, and painting. Ms. Smith said that there were quite a few code requirements associated with this installation for fire safety, ventilation, and structural reinforcing. The Housing Development & Modernization Department developed the Invitation for Bid documents, Plans, and Specifications in collaboration with the Authority's consultants. The Authority issued the solicitation on November 8, 2004, following the review and approval of the solicitation by the Finance and Procurement & Contracts (Procurement) Departments for compliance with state, federal, and local regulations. The solicitation was advertised using of the standard methods of the SFHA. Eight potential bidders requested the Invitation for Bid documents and Plans & Specifications that were issued by Housing Development and Modernization. The on-site bid walk was conducted by the Housing Development and Modernization Department on November 24, 2004. In attendance were nine contractors along with the Authority's Consultant, and Authority staff members. On the closing date for the solicitation, December 20, 2004, the Authority received bids from two (2) responsive contractors and one (1) non-responsive contractor. The bid documents were publicly opened and read aloud. The submittal documents were reviewed by the Housing Development & Modernization Department and forwarded to Procurement for review and approval to prepare this resolution. Fine Line Construction was the lowest, responsive, and responsible bidder. The bid submitted by Winson Construction & Electric was determined by

the Procurement Department and the Legal Department to be non-responsive to requirements specified in the solicitation documents for the following reasons: the Statement to Determine Contractor Responsibility was not filled out according to instructions and contained major omissions; and the Contractor could not demonstrate relevant past experience with standby generators, or familiarization with San Francisco Fire Department rules and regulations, or relevant Building Code and Bay Area Air Quality Management District regulations as they relate to standby generators. The bid submitted by Fine Line Construction was fifteen percent higher than the cost estimate and was also sixty-five hundredths (0.65) of one percent less than the next lowest bid. According to the reference check on past projects performed by Fine Line Construction, the firm was a responsible contractor with a good record. Fine Line Construction had performed similar size projects for the Authority and had a good history of performing well, and of minimizing contractor initiated change orders. Fine Line Construction's electrical subcontractor, had performed similar contracts for other public agencies. A debarment check was made and showed that Fine Line Construction was not debarred from Federal Procurement and Non-Procurement work. Ms. Smith stated that currently, exit and emergency lighting in corridors, lobbies and other public spaces are protected by battery back up light fixtures that are automatically activated in the event of a power failure. The fire alarm system is similarly protected. There is no back up source of electrical power for elevators or for dwelling units designated for the disabled. The installation of a Standby Generator will improve the life safety aspect of the Authority's multi-story building. All emergency building electrical systems will be connected to the emergency generators. These systems are: exit lighting, emergency lighting in corridors, lobbies, and other public spaces, fire alarm system, elevators, and individual ADA/504 dwelling units for the powering of life support systems dependant on electric power. The installation of standby generator work would be funded by the 2003 Capital Fund Program. Fine Line Construction is committed to exceeding the 25 percent resident hiring goal on this job. In past performance, 29% of workforce hours were designated to a resident. The contractor estimated that it would take about 4200 hours to complete the project, of which a minimum 1050 hours will be resident hire employment. Fine Line Construction is a WBE firm and it has achieved 100 percent M/WBE participation with its listed subcontractors and suppliers. Ms. Smith stated that staff recommended approval of the resolution.

Vice President Smith asked if this contractor had been used before and if their performance was satisfactory. Ms. Smith answered yes.

Commissioner A. Brown moved to approve Resolution No. 5209. Commissioners Palega and Woodruff had more questions. Commissioner Palega asked if this was the new development. Ms. Smith answered no, but was a couple blocks towards Embarcedero from the new development.

President Brown stated the question but did not hear a second on the motion. Vice President Smith seconded the motion. President Brown asked if there were any questions. Commissioner Woodruff asked if other developments in need of emergency generators had been identified. Ms. Smith answered that they had been installed in all high-rise buildings requiring them, with the exception of 430 Turk Street, which is in progress. Ms. Smith said that the city did not require

that all of the senior and disabled buildings have emergency generators, but it was preferable. Eleven other senior and disabled buildings are in line for emergency generators.

Commissioner A. Brown called for the question. President Brown called for the vote. Resolution No. 5209 was passed unanimously.

Resolution No. 5210

(B) RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATION FOR ADMINISTRATION OF THE HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) PROGRAM AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH THE SAN FRANCISCO REDEVELOPMENT AGENCY IF SELECTED

Tony Ucceferri, Acting Administrator of the Section 8 Department presented the resolution. Mr. Ucceferri stated that the resolution would authorize the SFHA to submit an application in response to the RFQ solicitation of the San Francisco Redevelopment Agency to administer the HOPWA rental subsidy program, on their behalf. The HOPWA program is a rental subsidy program that was established in September of 1994 for those with AIDS or disabling HIV. The annual contributions contract is the source of funding and is directly sourced to the Redevelopment Agency through HUD. The Redevelopment Agency was seeking expertise in the administration of rent calculations and housing quality inspections. Since September of 1994, the SFHA had been the contract administrator for the HOPWA program for the Redevelopment Agency. During that period, the SFHA issued over 1300 certificates to participants and leased over 760 units under the program. The subsidies are restricted to residents of the City and County of San Francisco. The objective of this resolution is to ensure the board's approval of submitting this application. The Redevelopment Agency requires the Commission's approval. Currently, there are 270 participants in the program. The referrals are made through the housing wait list administered by the Department of Public Health. The referrals are made to the Catholic Charities organization. Catholic Charities does the initial intake and verifies the family's eligibility for the program. Mr. Ucceferri urged the adoption of the resolution.

Commissioner A. Brown asked how diverse the dispersion of the program was. Mr. Ucceferri responded that the units are throughout the city. There were areas of concentration in the Western Addition, south of Market, Castro, and Bay View areas. Commissioner A. Brown said that he brought up the point because African-Americans are significantly underserved when dealing with AIDS and he wanted to know if this program was different. Mr. Ucceferri agreed to provide the racial statistics of the program participants and the geographic dispersion at the next meeting. Everyone is encouraged to participate and cultural sensitivity is expressed to all the different ethnicities that apply, especially the African-American community. Mr. Fortner added that the role of the SFHA is to manage the units to ensure that they meet housing quality standards and owners qualify. The wait list is managed by the Department of Public Health and at a future meeting a representative could be invited to thoroughly explain the process.

Commissioner Woodruff noticed that the goal of 260 had been attained and surpassed. Commissioner Woodruff asked if Section 8 had reached capacity. Mr. Ucceferri answered that the participation had been declining due to a decrease in funding. The original goal was 225 in 1994. It was then increased to 250 and then 275. In 2002, when the contract was last renewed, the goal was set at 325. The goal was achieved and surpassed, but budgetary constraints required the Redevelopment Agency to reduce it and conserve the money that had been overspent.

Commissioner Palega moved to approve Resolution No. 5210. Commissioner Woodruff seconded the motion. The motion to approve Resolution No. 5210 was passed unanimously.

Resolution No. 5211

(C) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT TO HUD THE CALCULATION OF OPERATING SUBSIDY FOR THE LOW INCOME HOUSING PROGRAM BUDGET FOR THE FISCAL YEAR OCTOBER 1, 2005, TO SEPTEMBER 30, 2006, FOR THE LOW-INCOME HOUSING DEVELOPMENTS UNDER CONTRACT SF-255

Herb Lum, Acting Deputy Administrator of Finance, presented the resolution. Mr. Lum stated that the resolution would allow the Executive Director to submit to HUD a formula calculation request for operating subsidies of $29,431,875.00 for the Low-Income Operating Program for the fiscal year October 1, 2005 to September 30, 2006. HUD anticipates a budgetary shortfall of at least $3.1 million or 11 percent for FY2006, but the final percentage cannot be determined until all PHA's requests are received. The SFHA would officially be notified in late August of the final funding percentage. For FY2005, the actual HUD funding shortfall was 1.9% or $558,548.00. This item was discussed at the Finance Committee meeting on April 26, 2005 and Mr. Lum asked for the Commission's approval of the resolution.

Commissioner Woodruff moved to approve Resolution No. 5211. Commissioner Palega seconded the motion. The motion to approve Resolution No. 5211 was unanimously passed.

Resolution No. 5212

(D) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT AN APPLICATION FOR A HUD HOMEOWNERSHIP SUPPORTIVE SERVICES GRANT IN AN AMOUNT NOT-TO-EXCEED $500,000; ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE SAN FRANCISCO HOUSING DEVELOPMENT CORPORATION AS JOINT APPLICANT, AND EXECUTE ALL CERTIFICATIONS AND AGREEMENTS REQUIRED BY THE APPLICATION

Barbara Smith, Housing Development and Modernization Administrator presented the resolution. Ms. Smith introduced Jeanette Fisher-Quadjo, Housing Counseling Director for the San Francisco Housing Development Corporation. Ms. Smith stated that this resolution would

authorize the Executive Director to submit an application for a HUD Homeownership Supportive Services (HSS) Grant in an amount up to $500,000.00. The application was due by May 26, 2005. The funds were to be used for counseling public housing residents about home ownership. Self-sufficiency counseling would be provided regarding asset building, credit counseling and credit scoring, financial literacy and management, selecting a real estate broker, choosing a lender, appraisals, home inspections, avoiding delinquency and predatory lending, home maintenance and financial management for first time homeowners. The program funds may also be used to encourage residents to save by contributing to match savings accounts that are later used for escrow accounts and down payment assistance. The Authority intended to submit a joint application with the San Francisco Housing Development Corporation (SFHDC), a Bayview Hunters Point community-based, private non-profit corporation and a HUD approved Housing Counseling Agency. The goal is to create 14 new homeowners and counsel 100 residents on money management. The Authority has a unique opportunity to assist public housing residents who are interested in becoming homeowners. Collaborative efforts have been made with the Alice Griffith development and the Mayor's Office of Housing has a down payment assistance program that could provide up to $100,000 in assistance. The San Francisco Housing Development Corporation had been working closely with the Hunter's Point Shipyard developers who are going to bring up to 1600 new units to the area that would be priced below market value. The SFHA was also setting aside Section 8 subsidies for a Section 8 Homeownership program. The applicants would be able to benefit from mortgate subsidies for up to 10 years of participating in the program.

Ms. Fisher-Quadjo explained the services her agency provides. First the tenant would attend a workshop and then an in-depth one on one interview to look at credit, savings, budgeting, debt reduction, loan education, and pre-qualify for mortgage loans. The organization's goal is to do a huge outreach campaign to Public Housing residents. Forty percent of the shipyard development had been designated as affordable housing units. Public Housing residents have been deemed a priority for the lottery of units that would take place. Ms. Fisher-Quadjo said that it was imperative to begin working with the residents now so that any issues that would prevent them from qualifying could be addressed.

Commissioner Woodruff asked when the program would begin. Ms. Fisher-Quadjo answered in the next fiscal year. Mr. Fortner added that this application would enable the organization to expand their outreach.

Commissioner Woodruff moved to approve Resolution No. 5212. Commissioner Palega seconded the motion. The motion to approve Resolution No. 5212 was unanimously passed.

Resolution No. 5213

(E) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH INTER-PACIFIC, INC. TO INSTALL CLOSED CIRCUIT TELEVISION CAMERAS (CCTV) AT VARIOUS SENIOR PROPERTIES IN AN AMOUNT NOT TO EXCEED $109,985.00

Mike Roetzer, Administrator for Management Services presented the resolution. Mr. Roetzer said that passing this resolution would enable the installation of nine closed circuit television cameras in addition to the four already installed. Systems are in place at 430 Turk, 1750 McAllister, the gate of Alice Griffith, and the administrative office and warehouse at 1815 Egbert Street. Systems would be added to Clementina, Mission Delores, 1760 Bush, 25 Sanchez, 3850 18th Street, Woodside Gardens, 350 Ellis, 666 Ellis, and Rosa Parks. An extensive outreach process was executed to find qualified vendors. Eleven potential bidders were contacted to review the RFP and six offers were received. System design and implementation, experience, MBE/WBE certification and resident employment plans were examined. The results of the panel process were given to the Commission confidentially. Mr. Roetzer said that Inter-Pacific was recommended to receive the award of the contract. Inter-Pacific would provide a three-year warranty on the materials and services. The company had 14 years of experience in installing the systems. The installation of the closed circuit televisions would greatly enhance security for the residents and funding would come from Capital funding. Inter-Pacific agreed to hire two residents to assist in the installation of the systems and is MBE certified.

Commissioner A. Brown moved to approve Resolution No. 5213. Commissioner Woodruff seconded the motion. The motion to approve Resolution No. 5213 was unanimously passed.

Item (F) was removed from the agenda.

Resolution No. 5214

(G) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A TWO-YEAR CONTRACT WITH BPS REPROGRAPHIC SERVICES TO PROVIDE REPROGRAPHIC SERVICES ON AN AS-NEEDED, TASK ASSIGNMENT BASIS FOR ALL DEVELOPMENTS IN A TOTAL AMOUNT NOT-TO-EXCEED $100,000.00

Steve Haines, of the Housing Development and Modernization Department presented the resolution. Mr. Haines stated that the current contract for reprographic services was about to expire. The normal procurement process was employed. BPS had the highest technical ranking and price ranking. Under the previous contract, BPS performed the work satisfactorily. BPS agreed to retain residents under the new contract and while under the past contract, BPS sent all of their job announcements to the SFHA. BPS did not succeed in retaining a resident hire, but this time, the company agreed to provide paid training to a resident to obtain the skills to be employed at there. The company is not MBE/WBE certified. Copy Plus would be subcontracted 20% of the work and is MBE certified. Mr. Haines stated that staff recommended the approval of the resolution.

Commissioner Palega asked what percentage of resident employment did the firm obtain on the last contract. Mr. Haines stated that the last contract for $50,000.00 did not have any resident employment hours. Mr. Haines stated that BPS offered many opportunities to residents for a

draftsperson, graphic and CAD operator, but the Authority was unable to find residents skilled or interested in those areas. Commissioner Palega stated that if the company was sincere, they could have hired a clerk. Robert Burns of BPS addressed the Commission.

Mr. Burns stated that BPS hired one person and interviewed four that did not fit with the company. Mr. Burns said that a person in a clerical position would need phone skills. Commissioner Palega restated his concerns about the company's sincerity in hiring a resident because the skill level they were looking for was so high, but many residents have excellent phone skills. Mr. Burns said that one person was recently hired that seemed to be ambitious about acquiring higher-level skills, but would consider the requests of the Commission.

Commissioner A. Brown moved to approve the Resolution No. 5214. Commissioner Gans seconded the motion. The motion to approve Resolution No. 5214 was unanimously passed.

Resolution No. 5215

(H) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH NEMA CONSTRUCTION FOR ELECTRICAL REPAIRS AT CAL 1-43, ROBERT B. PITTS APARTMENTS, IN AN AMOUNT NOT TO EXCEED $148,000.00

Barbara Smith, Administrator for Housing Modernization and Development presented the resolution. Ms. Smith stated that the contract would allow lighting repairs to the 203-unit development on Turk Street in the Western Addition. The lighting system needs major improvements and is urgently necessary to improve lighting levels in and around the property to enhance site security and safety for the residents. Due to recent incidents, the lighting had become a concern of the Mayor's Office, the SFHA and the residents. Many parking lot lights do not work and cannot be repaired. The lights need to be replaced with vandal resistant fixtures and longer life lamps. The interior courtyard lighting levels need to be increased with the addition of new light fixtures and the relocation of existing ones to reduce vandalism from roofs and maintenance costs. Dwelling unit exterior lighting fixtures throughout the development need to be replaced because the lamps are antiquated and difficult to find when replacement is required. Newer lamps have a 50% longer life, are more energy efficient, and more readily available to the maintenance department. Exterior entry door lights do not work along a major portion of Eddy Street and should be repaired as quickly as possible. The safety and security of the residents will be enhanced by the restoration of working light fixtures along Eddy Street, improved parking lot lighting and improved interior courtyard lighting.

Maintenance costs will be reduced by the replacement of obsolete light fixtures for which replacement parts are not available and the standardization of lamp types. Operating costs will be reduced by the use of energy efficient lamps. Work under this contract would include: replacement of 150 feet of wiring in existing underground conduit from the Property Office to a panel board on Eddy St; replacement of 24 parking lot light fixtures and fixture arms on existing poles; replacement of entry door wall mounted light fixtures at 203 dwelling units; relocation of

existing area lights at interior courtyards; installation of additional area lights at interior courtyards; replacement of existing lighting on the Community Center front and back entry canopies; and the addition of new exterior lighting controls.

Ms. Smith reported that the Authority issued a solicitation on March 10, 2005, following review and approval of the solicitation by the Finance and Procurement & Contracts (Procurement) Departments. The procurement process for the action covered by this resolution met the procurement standards of local, state and federal requirements. The Invitation for Bid documents, Plans, and Specifications were furnished by the architect's consultants and the documents were reviewed and approved by Procurement prior to the start of the bid process. All standard outreach was performed. Nine potential bidders requested the Invitation for Bid documents and Plans & Specifications. The on-site bid walk was conducted on April 7, 2005. In attendance were two contractors along with the Authority's Consultant, and Authority staff members. On the closing date for the solicitation, April 21, 2005, the Authority received bids from eight responsive contractors. The bid documents were publicly opened and read aloud. The submittal documents were reviewed by Housing Development and Modernization and forwarded to Procurement for review and approval to prepare this resolution. In accordance with HUD regulations, the contract award is based on the lowest, responsive, and responsible bidder. Based on the above, the lowest, responsive, and responsible bidder is NEMA Construction. The bid submitted by NEMA Construction was 1.3% less than the cost estimate and budgeted amount. It is also 8.6% less than the next lowest bid. Upon request, NEMA Construction reviewed their bid and informed Procurement that they stood by their bid. According to the reference check on past projects performed by NEMA Construction, the firm was a responsible contractor with a good record. NEMA Construction had performed similar size projects for other public agencies and had a good history of performing well, and of minimizing contractor initiated change orders. A debarment check was made and showed that NEMA Construction was not debarred from Federal Procurement and Non-Procurement work. The electrical repairs would be funded by the Year 2003 Capital Fund Program. NEMA Construction is committed to exceeding the 25 percent resident hiring goal on this job. The contractor estimates that it will take about 300 hours to complete the project, of which a minimum 75 hours will be resident hire employment. They are pursuing one (1) position for resident hiring as an apprentice electrician. NEMA Construction was not a minority firm, but it had achieved forty (40) percent MBE participation with its listed subcontractors and suppliers. Staff recommended approval of the resolution.

Commissioner A. Brown expressed concerns about the SFHA doing a better job to outreach to the African-American community to receive the contracts awarded.

Vice President Smith moved to approve Resolution No. 5215. Commissioner Woodruff seconded the motion. The motion to approve Resolution No. 5215 was unanimously passed.

12. PUBLIC COMMENTS ON ITEMS NOT ON AGENDA

Jackie Sachs, Itsik Barba, Peter Kats, Barbara Starskey, Leslie Clark, Alexander Volovik, Patricia Smiley, Inessa Tumanova, Marc Holcomb, Brenda Stringer, William Crandell, Jeannie

Riggs, Cynthia A. Morse, Inez Reid, and Don Barsuglia addressed the Commission regarding the removal of resident custodians at the developments. All of the speakers pleaded with the Commission and staff to reconsider this decision and keep the custodians employed. The resident custodians meant much more to the residents than just someone that kept the premises clean. They were considered an integral part of the community and necessary to the developments.

13. COMMISSIONER COMMENTS AND REPORTS

There were no Commissioner comments and reports.

14. ADJOURNMENT

There being no further business to come before the Commission, Commissioner Woodruff moved to adjourn the meeting. Commissioner A. Brown seconded the motion. President Brown adjourned the regularly scheduled meeting of May 12, 2005, at 5:52 p.m.

Gregg Fortner, Secretary/Executive Director

George R. Brown, President

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street • San Francisco CA • 94102 • (415) 554-1200

Agenda

NOTICE

CANCELLATION OF MAY 26, 2005 COMMISSION MEETING

THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, SCHEDULED FOR MAY 26, 2005, HAS BEEN CANCELLED.

05
lled

DOCUMENTS DEPT.
MAY 23 2005
SAN FRANCISCO
PUBLIC LIBRARY

GREGG FORTNER, SECRETARY/ EXECUTIVE DIRECTOR

05-23-05A10:43 RCVD

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street • San Francisco CA • 94102 • (415) 554-1200

NOTICE

THE REGULARLY SCHEDULED MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JUNE 9, 2005 AT 4:00 P.M. AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA, 94102

AGENDA
June 9, 2005

DOCUMENTS DEPT.
AUG 16 2005
SAN FRANCISCO
PUBLIC LIBRARY

1. ROLL CALL

George R. Brown, President
Betty J. Smith, Vice President
Sululagi Palega, Sr., Commissioner
Neola Gans, Commissioner
Rev. Amos Brown, Commissioner
Rev. George Woodruff, Commissioner
Irene Yee Riley, Commissioner

SEATING OF THE NEW COMMISSIONER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

- May 12, 2005 Commission Meeting

4. GENERAL COMMUNICATIONS

5. REPORT OF SECRETARY

6. COMMITTEE REPORTS

Diversity Committee – No Meeting
Finance Committee – No Meeting
Personnel Committee – No Meeting
Development Committee – No Meeting

7. REPORT OF GENERAL COUNSEL

8. TENANT REPRESENTATIVE REPORT:
City Wide Council - Senior/Disabled
Public Housing Tenants Association (PHTA)

9. PUBLIC COMMENTS ON AGENDA ITEMS: LIMITED TO 2 MINUTES

NOTE: *The public will have the opportunity to comment on agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 2/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the public will have the opportunity to comment on items not on the agenda.*

10. UNFINISHED BUSINESS - NONE

11. NEW BUSINESS

(A) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH T&T ELECTRIC CORPORATION FOR ELEVATOR FEEDER UPGRADE AT CAL 1-18(6), PING YUEN NORTH, IN AN AMOUNT NOT TO EXCEED $48,000.00

(B) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH SERVICES ALLIANCE SYSTEMS, INC. FOR PAINTING AND MISCELLANEOUS EXTERIOR IMPROVEMENT WORK AT CAL 1-31, 25 SANCHEZ APARTMENTS, IN AN AMOUNT NOT TO EXCEED $108,000.00

(C) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH SONOMARIN, INC. FOR BOILER, PUMP, AND PIPE REPLACEMENTS AT CAL 1-18(5), ROSA PARKS, IN AN AMOUNT NOT TO EXCEED $253,818.00

(D) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A ONE-YEAR CONTRACT WITH THE NELROD COMPANY TO PROVIDE ENERGY AND WATER AUDITS ON AN AS-NEEDED, TASK ASSIGNMENT BASIS FOR ALL DEVELOPMENTS IN A TOTAL AMOUNT NOT-TO-EXCEED $75,000.00

12. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

13. COMMISSIONER'S COMMENT AND REPORT

14. CLOSED SESSION

A Closed session is scheduled with the Executive Director and Agency Counsel under Government Code Section §54956.9 (b)(1) to discuss potential litigation.

15. RECONVENING OF COMMISSION MEETING

16. ADJOURNMENT

GREGG FORTNER, Secretary/Executive Director

Martin, Donna
From: Owens, Julissa
Sent: Monday, August 01, 2005 10:28 AM
To: Martin, Donna
Cc: Burl-Scott, Deborah
Subject: RE: Operations Logs

Donna:

On Friday, July 29, 2005, Belinda, Debbie and I met to develop a plan to monitor the non-dwelling units. Below are the details.

1. Sort the chart by development - JO
2. Add a column for status of rent and the results of site visits - JO
3. Verify businesses with site visits - Office of Fair Housing
4. Contact the business to determine the person in charge of operations on site, the scope of services, hours of operation, address, who payments are given to, and obtain a copy of their insurance. - JO
5. Performance report of the business - Office of Fair Housing

There are currently no informational updates to the chart. The due date for the above assigned tasks is August 19, 2005. At that time, Belinda and I will meet to discuss her department's progress and mine, as well as the status of rent and collecting delinquent and future rent.

Julissa Owens
San Francisco Housing Authority
Office of General Counsel
(415) 554-1286
(415) 241-1038 fax

-----Original Message-----
From: Martin, Donna
Sent: Wednesday, July 27, 2005 9:02 AM
To: Group - Office of General Counsel
Subject: Operations Logs

I need the following for next Monday's Op meeting:

Litigation Log
Complaints Log
Stip Log
Non residential lease Log
Attorney Fees Log
Eviction Log
Loss Run for 7-05
UD Legal Fee Log with Fee waivers
951 Eddy Expense/Reimbursement Log

Did I miss anything? Thanks…

RESOLUTION NO. 5216
ADOPTED 6/9/05

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH T&T ELECTRIC FOR ELEVATOR FEEDER UPGRADE AT CAL 1-18(6), PING YUEN NORTH, IN AN AMOUNT NOT TO EXCEED $48,000

WHEREAS, The San Francisco Housing Authority publicly advertised Solicitation No. 05-620-IFB-008 for Elevator Feeder Upgrade at CAL 1-18(6), Ping Yuen North; and

WHEREAS, T&T Electric Corporation submitted the lowest responsive and responsible bid of $48,000 to provide for Elevator Feeder Upgrade at CAL 1-18(6), Ping Yuen North; and

WHEREAS, these services are necessary to protect the health and safety of residents, provide reliable elevator service, reduce maintenance costs and preserve the Authority's real property assets; and

WHEREAS, funding is available through the HUD 2004 Capital Fund Program; and

WHEREAS, the procurement process for those actions covered by this resolution meet the procurement standards of 24 CFR 85.36 "Procurement", HUD Handbook 7460.8 REV 1, "Procurement Handbook for Public Housing Agencies and Indian Housing Authorities", the San Francisco Housing Authority Procurement Policy Manual and State of California and local laws; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, T&T Electric Corporation will meet the Resident Hiring requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a contract with T&T Electric Corporation for Elevator Feeder Upgrade at CAL 1-18(6), Ping Yuen North, in an amount Not-To-Exceed $48,000.
2. This resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Donna Martin
DONNA MARTIN, General Counsel

Date: 6-03-05

REVIEWED BY:

GREGG FORTNER, Executive Director

Date: 6/3/05

SAN FRANCISCO HOUSING AUTHORITY
440 TURK STREET • SAN FRANCISCO • CALIFORNIA • 94102 • (415) 554-1200

CERTIFICATE

I, Betty J. Smith, duly elected Vice President of the Board of Commissioners of the Housing Authority of the City and County of San Francisco, do hereby certify that the following was adopted at the Regular Meeting of the Commission held on June 9, 2005:

RESOLUTION NO. 5216

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH T&T ELECTRIC CORPORATION FOR ELEVATOR FEEDER UPGRADE AT CAL 1-18(6), PING YUEN NORTH, IN AN AMOUNT NOT TO EXCEED $48,000.00

Attached is a true and correct copy of the Resolution as adopted at the said meeting, on file and on record as adopted by the following vote of the Members:

FOR ADOPTION:
Betty J. Smith
Sululagi Palega, Sr.
Neola Gans
Rev. George Woodruff
Rev. Amos Brown
Irene Yee Riley

ABSTAINED:

ABSENT (EXCUSED):
George R. Brown

IN TESTIMONY, WHEREOF, I have hereto set my hand and seal of said Authority this date: July 28, 2005.

Betty J. Smith

Betty J. Smith, Vice President
SFHA Commission

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street • San Francisco CA • 94102 • (415) 554-1200

DATE: June 9, 2005

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

George R. Brown, President
Betty J. Smith, Vice President
Sululagi Palega, Sr., Commissioner
Neola Gans, Commissioner
Rev. Amos Brown, Commissioner
Rev. George Woodruff, Commissioner
Irene Yee Riley, Commissioner

FROM: Gregg Fortner, Secretary/Executive Director

SUBJECT: **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH T&T ELECTRIC CORPORATION FOR ELEVATOR FEEDER UPGRADE AT CAL 1-18(6), PING YUEN NORTH, IN AN AMOUNT NOT TO EXCEED $48,000**

OVERVIEW

This resolution authorizes the Executive Director to enter into a contract with T&T Electric Corporation for Elevator Feeder Upgrade at CAL 1-18(6), Ping Yuen North. The twelve story Ping Yuen North building was constructed in 1961 and contains 194 family and disabled dwelling units.

The elevator feeder cable to be replaced transmits electric power from the ground floor electrical room to the roof top elevator machine room. The electric power is then distributed to the motors and equipment, which operate the elevators. Within the past 18 months, after an elevator electrical system failure, it was determined that the electrical wiring to the elevators is inadequate. This causes a circuit breaker to trip shutting off power to all the elevators. The elevator electrical service feeder cable and circuit breaker require replacement in order to provide reliable elevator service to residents for their safety and security. The elevators were modernized in 1991, however, the electrical system was not upgraded at that time.

OBJECTIVES

The objective of the resolution is to authorize the Executive Director to enter into a contract for replacement of the electrical service feeder cable serving the elevators.

Work under this contract will generally include, but not be limited to, the following:

1. Installation of new electric feeder cables, circuit breakers, conduit and wiring.
2. Installation of new pull boxes, fused disconnects switches, and connection of electrical conductors to existing elevator controllers.
3. Temporarily shut down the elevators at off hours and make final connections.
4. Remove the existing elevator electric feeder cable.

ANTICIPATED OUTCOMES

Replacement of the elevator feeder cable and associated equipment will provide reliable elevator service to residents. The safety and security of the residents will be enhanced. The Authority's Maintenance Department will be relieved of frequent calls for restoration of elevator service to the residents. T&T Electric will provide a 2-year guarantee for materials and workmanship in compliance with Authority standards.

WHO BENEFITS

The residents will benefit by improved and reliable elevator service. The Authority will benefit by reduce operating and maintenance costs. The Authority's property investment will be preserved and enhanced. The project will also provide employment and training for a public housing resident under the resident hiring requirements.

PROCUREMENT

The Authority issued Solicitation No. 05-620-IFB-008 on March 7, 2005, following review and approval of the solicitation by the Finance and Procurement & Contracts (Procurement) Departments. The procurement process for the action covered by this resolution meets the procurement standards of 24 CFR 85.36 "Procurement", HUD Handbook 7460.8 REV 1, "Procurement Handbook for Public Housing Agencies and Indian Housing Authorities", the San Francisco Housing Authority Procurement Policy Manual, and the State of California, and local laws.

The Housing Development & Modernization Department (HD&Mod) developed the Invitation for Bid documents, Plans, and Specifications based on master procurement documents furnished by Procurement and construction documents (drawings and technical specifications) furnished by the Authority's electrical engineering consultant, F.W. Associates. The documents were reviewed and approved by Procurement prior to the start of the bid process.

The Authority advertised for bidders and outreached to potential bidders as follows:

Past Bidders List, Contractors Blue Book & Yellow Pages: The Authority e-mailed, faxed, or mailed its Invitation for Bid advertisement to one hundred twenty-six (126) individual contractors from the Authority's Past Bidders List, the Contractors Blue Book and Telephone Directory Yellow Pages.

HRC: The Authority e-mailed, faxed or mailed its Invitation for Bid advertisement to thirty-three (33) Disadvantaged Business Enterprise (DBE) contractors listed by the San Francisco Human Rights Commission.

Labor Unions: The Authority mailed its Invitation for Bid Documents and Plans & Specifications to the:

- San Francisco Buildings Trade Council,
- Local Union 6, International Brotherhood of Electrical Workers

Newspapers: The Authority publicly advertised its Invitation for Bid advertisement in the following newspapers:

- Daily Pacific Builder, (trade publication)
- San Francisco Bay View, (African American community)
- World Journal, (Asian American Community)
- Sing Tao, (Asian American community)
- Small Business Exchange, (MBE/WBE and DBE community)

Additional Newspapers: The Authority e-mailed its Invitation for Bid advertisement to the San Francisco Board of Supervisors office who placed the advertisement in the following community newspapers:

- El Latino (Hispanic American community),
- El Reportero (Hispanic American community),
- Asian Week (Chinese American community),
- Chinese Times (Chinese American community),
- San Francisco Bay Times (Lesbian/Gay/Bi-sexual/Transgender community),
- San Francisco Spectrum (Lesbian/Gay/Bi-sexual/Transgender community).

Public Agency Websites: The Authority e-mailed its Invitation for Bid advertisement to the following agencies who placed the advertisement in their website bulletin boards:

- San Francisco Housing Authority ,
- City and County of San Francisco (City Purchasing Department),
- California State Contracts Register (Office of Small Business Certification and Resources),
- Small Business Administration's PRO-Net (Office of Government Contracting & Minority Enterprise Development).
- U.S. Department of Commerce's BIDNET (Minority Business Development Agency)

Builders Exchanges: The Authority sent its Invitation for Bid Documents, Plans & Specifications to the following Builders Exchanges, where the documents are available to Contractors for review and bid preparation:

- San Francisco Builders Exchange,
- Peninsula Builders Exchange,
- Builders Exchange of Alameda County,
- Santa Clara Builders Exchange,
- Contra Costa Builders Exchange,
- BV2HP Builders Exchange,
- MECA Builders Exchange (member base composed of small DBE, M/WBE firms),
- Marin Builders Exchange,
- Construction Data Plan Room,

Three (3) potential bidders requested the Invitation for Bid documents and Plans & Specifications that were issued by HD&Mod. The on-site bid walk was conducted by HD&Mod on March 29,

2005. In attendance were two (2) contractors along with the Authority's Consultant, and Authority staff members from Housing Development and Modernization Department.

BIDDER SELECTION PROCESS

On the closing date for the solicitation, April 7, 2005, the Authority received bids from two (2) responsive contractors and one (1) non-responsive contractor. The bid documents were publicly opened and read aloud. The submittal documents were reviewed by HD&Mod and forwarded to Procurement for review and approval to prepare this resolution. The Contractors' bids are as follows:

RESPONSIVE BID PROPOSALS

Bidder	Bid Proposal	25% Resident Hiring	Contractor MBE/ WBE	Sub Contractors / Suppliers	MBE/WBE Sub Contractor % Of Total Job	Total MBE/ WBE
T&T Electric Corporation	$48,000	Yes	Yes	None	0%	100%
RPE Construction	$101,513	Yes	No	Six	20%	20%

NON-RESPONSIVE BID PROPOSAL

Bidder	Bid Proposal	25% Resident Hiring	Contractor MBE/ WBE	Sub Contractors / Suppliers	MBE/WBE Sub Contractor % Of Total Job	Total MBE/ WBE
Kitech Security System	$41,000	Yes	Yes	Two	22%	91.5%

The bid submitted by Kitech Security System was determined by the Procurement Department to be non-responsive because the contractor inadveridely omitted required work from their bid, which they were able to prove based on the bid documents submitted.

Per HUD-5369 Instructions to Bidders, the contract award is based on the lowest responsive, and responsible bidder. Based on the above, the lowest responsive, and responsible bidder is T&T Electric Corporation. The bid submitted by T&T Electric Corporation is 7% higher than the cost estimate. Upon request, T&T Electric Corporation reviewed their bid and informed Procurement that they stood by their bid.

According to the reference check on past projects performed by T&T Electric Corporation, the firm is a responsible contractor with a good record. T&T Electric Corporation has performed similar size projects for other public agencies and has a good history of performing well, and of minimizing contractor initiated change orders. A debarment check was made and shows that T&T

Electric Corporation is not debarred from Federal Procurement and Non-Procurement work.

BUDGET CONSIDERATION

The Electrical Feeder Upgrade work will be funded by the Year 2004 Capital Fund Program budget.

RESIDENT HIRING

T&T Electric Corporation is committed to exceeding the 25 percent resident hiring goal on this job. The contractor estimates that it will take about 500 hours to complete the project, of which a minimum 125 hours will be resident hire employment. They are pursuing one (1) position for resident hiring as an apprentice electrician.

MBE/WBE PARTICIPATION

T&T Electric Corporation is a MBE firm and achieved 100 percent MBE participation.

RECOMMENDATION

Staff recommends approval of the Resolution.

(Prepared by Francis Eng, Robert Dahlstrom and Barbara Smith)

RESOLUTION - ROUTING SLIP

FOR COMMISSION MEETING OF: June 09, 2005

DATE Submitted to OGC:

FROM: Barbara Smith, Administrator, Housing Development and Modernization

Prepared by: Robert Dahlstrom, Deputy Administrator 5/31

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH T&T ELECTRIC CORPORATION FOR ELEVATOR FEEDER UPGRADE AT CAL 1-18(6), PING YUEN NORTH, IN AN AMOUNT NOT-TO-EXCEED $48,000.

APPROVALS

1. FINANCE

Approved by e-mail

Herb Lum, Budget Manager

Date 5/26/05

5. OFFICE OF GENERAL COUNSEL

Donna Martin, Managing Attorney

Date

2. BUDGET

Signature

Date

6. HOUSING MANAGEMENT

Signature

Date

3. PROCUREMENT

Approved by e-mail

Rene Latosa, Deputy Administrator
BASS

5/26/05

4. ADMINISTRATIVE SERVICES

Approved by e-mail

Michael Roetzer, BASS Administrator

Date 5/26/05

7. EXECUTIVE OFFICE

Gregg Fortner, Executive Director

Date

Dahlstrom, Bob

From: Dahlstrom, Bob
Sent: Thursday, May 26, 2005 8:11 AM
To: Roetzer, Michael; Latosa, Rene; Lum, Herb
Cc: Smith, Barbara; Martin, Donna; Owens, Julissa; Eng, Francis; Ilalio, Lima; Leroy, Gerald; Mulios, Terry
Subject: RE: Resolution Ping Yuen North Elevator Electrical

Importance: High

Mike, Rene and Herb:
Attached is a Resolution to award a Contract for Ping Yuen North Elevator Electrical Feeder Cable replacements. Please review, comment and vote by the close of work Friday, May 27th. This is scheduled for the June 9, 2005 Commission meeting.
Thanks, Bob

Resolution Ping Yuen Elevator ...

Bob Dahlstrom
Deputy Administrator
Housing Development & Modernization Department
San Francisco Housing Authority
1815 Egbert Ave.
San Francisco, CA 94124
Tel.: 415.715.3215
Fax.: 415.715.3243

Tracking:

Recipient	Read	Response
Roetzer, Michael	Read: 5/26/2005 1:35 PM	Approve: 5/26/2005 1:46 PM
Latosa, Rene	Read: 5/26/2005 9:11 AM	Approve: 5/26/2005 3:15 PM
Lum, Herb	Read: 5/26/2005 8:39 AM	Approve: 5/26/2005 6:06 PM
Smith, Barbara		
Martin, Donna	Read: 5/26/2005 10:49 AM	
Owens, Julissa	Read: 5/26/2005 9:34 AM	
Eng, Francis	Read: 5/26/2005 9:04 AM	
Ilalio, Lima	Read: 5/26/2005 9:44 AM	
Leroy, Gerald	Read: 5/26/2005 8:29 AM	
Mulios, Terry	Read: 5/26/2005 9:52 AM	

RESOLUTION NO. 5217
ADOPTED 6/9/05

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH SERVICES ALLIANCE SYSTEMS, INC. FOR PAINTING AND MISCELLANEOUS EXTERIOR IMPROVEMENT WORK AT CAL 1-31, 25 SANCHEZ APARTMENTS, IN AN AMOUNT NOT TO EXCEED $108,000

WHEREAS, The San Francisco Housing Authority publicly advertised Solicitation No. 04-620-IFB-057 for exterior painting at CAL 1-31, 25 Sanchez Apartments; and

WHEREAS, Services Alliance Systems, Inc. submitted the lowest responsive and responsible bid of $108,000 to provide for exterior painting at CAL 1-31, 25 Sanchez Apartments; and

WHEREAS, these services are necessary to protect the health and welfare of residents and to preserve the Authority's real property investment; and

WHEREAS, funding is available through the HUD 2004 Capital Fund Program; and

WHEREAS, the procurement process for those actions covered by this resolution meet the procurement standards of 24 CFR 85.36 "Procurement", HUD Handbook 7460.8 REV 1, "Procurement Handbook for Public Housing Agencies and Indian Housing Authorities", the San Francisco Housing Authority Procurement Policy Manual and State of California and local laws; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, Services Alliance Systems, Inc. will meet the Resident Hiring requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a contract with Services Alliance Systems, Inc. for painting and miscellaneous exterior improvements at CAL 1-31, 25 Sanchez Apartments, in an amount Not-To-Exceed $108,000.
2. This resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY: **REVIEWED BY:**

DONNA MARTIN, General Counsel

Date: 6-03-05

GREGG FORTNER, Executive Director

Date: 6/3/05

SAN FRANCISCO HOUSING AUTHORITY
440 TURK STREET • SAN FRANCISCO • CALIFORNIA • 94102 • (415) 554-1200

CERTIFICATE

I, Betty J. Smith, duly elected Vice President of the Board of Commissioners of the Housing Authority of the City and County of San Francisco, do hereby certify that the following was adopted at the Regular Meeting of the Commission held on June 9, 2005:

RESOLUTION NO. 5217

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH SERVICES ALLIANCE SYSTEMS, INC. FOR PAINTING AND MISCELLANEOUS EXTERIOR IMPROVEMENT WORK AT CAL 1-31, 25 SANCHEZ APARTMENTS, IN AN AMOUNT NOT TO EXCEED $108,000.00

Attached is a true and correct copy of the Resolution as adopted at the said meeting, on file and on record as adopted by the following vote of the Members:

FOR ADOPTION:
Betty J. Smith
Sululagi Palega, Sr.
Neola Gans
Rev. George Woodruff
Rev. Amos Brown
Irene Yee Riley

ABSTAINED:

ABSENT (EXCUSED):
George R. Brown

IN TESTIMONY, WHEREOF, I have hereto set my hand and seal of said Authority this date: July 28, 2005.

Betty J. Smith

Betty J. Smith, Vice President
SFHA Commission

SAN FRANCISCO HOUSING AUTHORITY
440 Turk St., San Francisco CA, 94124

DATE: June 9, 2005

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

George R. Brown, President
Betty J. Smith, Vice President
Sululagi Palega, Sr., Commissioner
Neola Gans, Commissioner
Rev. Amos Brown, Commissioner
Rev. George Woodruff, Commissioner
Irene Yee Riley, Commissioner

FROM: Gregg Fortner, Secretary/Executive Director

SUBJECT: **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH SERVICES ALLIANCE SYSTEMS, INC. FOR PAINTING AND MISCELLANEOUS EXTERIOR IMPROVEMENT WORK AT CAL 1-31, 25 SANCHEZ APARTMENTS, IN AN AMOUNT NOT TO EXCEED $108,000**

OVERVIEW

This resolution authorizes the Executive Director to enter into a contract with Services Alliance Systems, Inc. for exterior painting at 25 Sanchez Apartments. The four-story 25 Sanchez Apartments is a single building that was constructed in 1972 and contains 90 senior dwelling units.

The building has not been painted since 1995. While the stucco exterior wall surfaces are in relatively good condition with a few cracks needing repair, the caulking is beginning to dry, the paint has dulled and the materials have reached the end of their useful lifespan. It is critical to repaint the exterior at this time to prevent further deterioration of the caulking and paint that would result in water penetration and the need for more extensive work at a later date. The building requires exterior wall cleaning, removal of deteriorating materials, installation of new sealants, and painting.

OBJECTIVES

The objective of the resolution is to authorize the Executive Director to enter into a contract to prepare and paint all exterior wall surfaces.

Work under this contract will generally include, but not be limited to, the following:

a. Preparation of all exterior wall surfaces,
b. Remove and replace caulking around exterior doors and windows,
c. Repair cracks on stucco surface,
d. Paint building exterior walls, rain water leaders and gutters with one coat of prime and two finish coats,

PROCUREMENT

The Authority issued Solicitation No. 04-620-IFB-057 on February 10, 2005, following review and approval of the solicitation by the Finance and Procurement & Contracts (Procurement) Departments. The procurement process for the action covered by this resolution meets the procurement standards of 24 CFR 85.36 "Procurement", HUD Handbook 7460.8 REV 1, "Procurement Handbook for Public Housing Agencies and Indian Housing Authorities", the San Francisco Housing Authority Procurement Policy Manual, and the State of California, and local laws.

The Housing Development & Modernization Department (HD& Mod) developed the Invitation for Bid documents, Plans, and Specifications based on master procurement documents furnished by Procurement and construction documents (drawings and technical specifications) furnished by the Authority's Architectural consultant, The KPA Group. The documents were reviewed and approved by Procurement prior to the start of the bid process.

The Authority advertised for bidders and outreached to potential bidders as follows:

Past Bidders List, Contractors Blue Book & Yellow Pages: The Authority e-mailed, faxed or mailed its Invitation for Bid advertisement to one-hundred and seventeen (117) individual contractors from the Authority's Past Bidders List, the Contractors Blue Book and Telephone Directory Yellow Pages.

HRC: The Authority e-mailed, faxed or mailed its Invitation for Bid advertisement to eleven (11) MBE/WBE contractors listed by the San Francisco Human Rights Commission.

Labor Unions: The Authority mailed its Invitation for Bid Documents, Plans & Specifications to the:

- San Francisco Building and Construction Trade Council
- International Union of Painters and Allied Trades, District No. 16
- Painters Union Local 1176

Following the bid walk, staff contacted the Painters Union Local 1176 Business Agent to enlist his support in encourage more bidders.

Newspapers: The Authority publicly advertised its Invitation for Bid advertisement in the following newspapers:

- Daily Pacific Builder, (Trade publication)
- San Francisco Bay View, (African American Community)
- Sing Tao Daily, (Asian American Community)
- World Journal, (Asian American Community)

- **Additional Newspapers**: The Authority e-mailed its Invitation for Bid advertisement to the San Francisco Board of Supervisors office who placed the advertisement in the following community newspapers:
  - El Latino (Hispanic American community),
  - El Reportero (Hispanic American community),
  - Asian Week (Chinese American community),
  - Chinese Times (Chinese American community),
  - San Francisco Bay Times (Lesbian/Gay/Bi-sexual/Transgender community),
  - San Francisco Spectrum (Lesbian/Gay/Bi-sexual/Transgender community).

Public Agency Websites: The Authority e-mailed its Invitation for Bid advertisement to the following agencies who placed the advertisement in their website bulletin boards:
- City and County of San Francisco (City Purchasing Department),
- California State Contracts Register (Office of Small Business Certification and Resources),
- Small Business Administration's PRO-Net (Office of Government Contracting & Minority Enterprise Development).
- U.S. Department of Commerce's BIDNET (Minority Business Development Agency)

Builders Exchanges: The Authority sent its Invitation for Bid Documents, Plans & Specifications to the following Builders Exchanges, where the documents are available to Contractors for review and bid preparation:
- San Francisco Builders Exchange,
- Peninsula Builders Exchange,
- Builders Exchange of Alameda County,
- Santa Clara Builders Exchange,
- Contra Costa Builders Exchange,
- BV2HP Builders Exchange,
- MECA Builders Exchange (member base composed of small DBE, M/WBE firms),
- Marin Builders Exchange,
- Construction Data Plan Room.

Twenty-three (23) potential bidders requested the Invitation for Bid documents, Plans and Specifications that were issued by HD& Mod. The on-site bid walk was conducted by HD& Mod on March 1, 2005. In attendance were twenty-six (26) contractors along with the Consultants, and Authority staff members from HD& Mod Department.

BIDDER SELECTION PROCESS

On the closing date for the solicitation, March 8, 2005, the Authority received bids from eight (8) responsive contractors. The bid documents were publicly opened and read aloud. One (1) contractor, Leo's A-C Inc., was not responsive, since no asbestos abatement subcontractor was included in their bid, and the Contractor does not possess the required license. The submittal documents were reviewed by HD& Mod and forwarded to Procurement for review and approval to prepare this resolution. The Contractors' bids are as follows:

RESPONSIVE BID PROPOSALS

Bidder	Bid Proposal	25% Resident Hiring	Contractor MBE/ WBE	Sub Contractors	MBE/WBE Sub Contractor % of Total Job	Total MBE/ WBE
Services Alliance Systems	$108,000	Yes	No	Two	0%	0%
ARCO Painting	$138,000	Yes	No	One	21%	21%
R.J. Painting	$140,000	Yes	No	Two	23%	23%
Z.K. Painting	$146,800	Yes	No	Two	0%	0%
River City Painting	$184,222	Yes	No	One	0%	0%
Fix Painting	$216,000	Yes	No	One	0%	0%
C&J Painting	$260,000	Yes	No	Two	32%	32%
CDX Builders	$278,000	Yes	Yes	Two	23%	90%

NON-RESPONSIVE BID PROPOSAL

Leo's A-C Inc.	$117,000	Yes	Yes	None	0%	100%
	This Contractor is disqualified for lack of proper licensing.					

Per HUD-5369 Instructions to Bidders, the contract award is based on the lowest, responsive, and responsible bidder. Based on the above, the lowest, responsive, and responsible bidder is Services Alliance Systems, Inc. Services Alliance Systems' bid is thirty-eight (38) percent lower than the cost estimate. Upon request, Services Alliance Systems, Inc. reviewed their bid and informed Procurement that they stood by their bid. A cost analysis of the bid and estimate was prepared which indicated the independent cost estimate provided by Martin Lee Corporation included a standard scaffolding system. SAS proposes to use a man lift system with a saving of $59,000. This difference applied to the independent cost estimate makes SAS bid five (5) percent lower than the cost estimate.

According to the reference check on past projects performed by Services Alliance Systems, Inc. the firm is a responsible contractor with a good record. They have performed similar contracts for other public agencies such as SF Unified School District and the Butte Housing Authority and have a good history of minimizing contractor initiated change orders. A debarment check

was made and shows that Services Alliance Systems, Inc. is not debarred from Federal Procurement and Non-Procurement work.

ANTICIPATED OUTCOMES

Cleaning the building exterior, adding new caulking around windows and exterior doors, and repainting will greatly improve the overall physical condition and appearance of the building. Replacing the sealants will prevent water intrusion, thus preventing mold development. The work will also preserve the Authority's real property investment. Services Alliance Systems, Inc. will provide a five-year guarantee for materials and workmanship, which is three years in excess of the Authority's usual standard guarantee period.

WHO BENEFITS

Public housing residents will benefit from improved and safer living conditions. The capital improvements will benefit the Authority's real property assets and add to the longevity of the structure. The project will also provide employment for public housing residents under the resident hiring requirements. By hiring residents, Services Alliance Systems, Inc. is helping to create a pool of qualified residents for future work on similar Authority construction projects.

BUDGET CONSIDERATION

The painting work is funded in the Year 2004 Capital Fund Program budget.

RESIDENT HIRING

Services Alliance Systems, Inc. is committed to exceeding the 25 percent resident hiring goal on this job. The Contractor estimates that it will take about 1,800 hours to complete the project, of which a minimum 450 hours will be resident hire employment. The Contractor plans on hiring two residents for journeyman and apprentice positions.

MBE/WBE PARTICIPATION

Services Alliance Systems, Inc is not a MBE/WBE firm but the Authority's Procurement Department determined that Services Alliance Systems, Inc was responsive and made the requisite good faith effort to comply with the Authority's 20% MBE/WBE participation goal.

RECOMMENDATION

Staff recommends approval of this Resolution.

(Edda Piccini, Robert Dahlstrom and Barbara Smith)

RESOLUTION - ROUTING SLIP

FOR COMMISSION MEETING OF: June 09, 2005

DATE Submitted to OGC:

FROM: Barbara Smith, Administrator, Housing Development and Modernization

Prepared by: Robert Dahlstrom, Deputy Administrator 4/1

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH SERVICES ALLIANCE SYSTEMS, INC. FOR PAINTING AND MISCELLANEOUS EXTERIOR IMPROVEMENT WORK AT CAL 1-31, 25 SANCHEZ APARTMENTS, IN AN AMOUNT NOT-TO-EXCEED $108,000.

APPROVALS

1. FINANCE

Approved by e-mail

Hero Lum, Budget Manager

Date 4/5/05

5. OFFICE OF GENERAL COUNSEL

Donna Martin, Managing Attorney

Date

2. BUDGET

Signature

Date

6. HOUSING MANAGEMENT

Signature

Date

3. PROCUREMENT

Approved by e-mail

Rene Latosa, Deputy Administrator

BASS

4/6/05

4. ADMINISTRATIVE SERVICES

Approved by e-mail

Michael Roetzer, BASS Administrator

Date 4/5/05

7. EXECUTIVE OFFICE

Gregg Fortner, Executive Director

Date

Dahlstrom, Bob

From: Dahlstrom, Bob
Sent: Tuesday, April 05, 2005 5:21 PM
To: Roetzer, Michael; Latosa, Rene; Lum, Herb
Cc: Smith, Barbara; Piccini, Edda; Ilalio, Lima; Leroy, Gerald; Martin, Donna; Owens, Julissa; Mulios, Terry; Tang, Elizabeth
Subject: Resolution for Exterior Painting of 25 Sanchez

Importance: High

Mike, Rene and Herb:
Sorry that this Resolution is being routed late. Julissa will not be in on Friday and needs this approved by 3 PM tomorrow to get it on the next Commission calendar. So please vote as early as possible.

Rene and Gerald:
Edda will deliver the solicitation file tomorrow shortly after 9AM.
Bob

Resolution 25
Sanchez Painting...

Bob Dahlstrom
Deputy Administrator
Housing Development & Modernization Department
San Francisco Housing Authority
1815 Egbert Ave.
San Francisco, CA 94124
Tel.: 415.715.3215
Fax.: 415.715.3243

Tracking:

Recipient	Read	Response
Roetzer, Michael	Read: 4/5/2005 5:31 PM	Approve: 4/5/2005 5:36 PM
Latosa, Rene	Read: 4/6/2005 7:41 AM	Approve: 4/6/2005 7:45 AM
Lum, Herb	Read: 4/5/2005 5:23 PM	Approve: 4/5/2005 5:29 PM
Smith, Barbara		
Piccini, Edda	Read: 4/6/2005 8:21 AM	
Ilalio, Lima	Read: 4/6/2005 9:28 AM	
Leroy, Gerald	Read: 4/6/2005 8:26 AM	
Martin, Donna	Read: 4/5/2005 6:01 PM	
Owens, Julissa	Read: 4/5/2005 5:26 PM	
Mulios, Terry	Read: 4/5/2005 5:25 PM	
Tang, Elizabeth	Read: 4/5/2005 5:48 PM	

RESOLUTION NO. 5218
ADOPTED 6/9/05

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH SONOMARIN, INC. FOR BOILER, PUMP, AND PIPE REPLACEMENTS AT CAL 1-18(5), ROSA PARKS, IN AN AMOUNT NOT TO EXCEED $253,818

WHEREAS, The San Francisco Housing Authority publicly advertised Solicitation No. 04-620-IFB-058 for the Boiler, Pump, and Pipe Replacement at CAL 1-18(5), Rosa Parks; and

WHEREAS, Sonomarin, Inc. submitted the lowest responsive and responsible bid of $253,818 to provide for the Boiler, Pump, and Pipe Replacement at CAL 1-18(5), Rosa Parks; and

WHEREAS, these services are necessary to protect the health and welfare of residents and to preserve the Authority's real property assets; and

WHEREAS, funding is available through the HUD 2004 Capital Fund Program; and

WHEREAS, the procurement process for those actions covered by this resolution meet the procurement standards of 24 CFR 85.36 "Procurement", HUD Handbook 7460.8 REV 1, "Procurement Handbook for Public Housing Agencies and Indian Housing Authorities", the San Francisco Housing Authority Procurement Policy Manual and State of California and local laws; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, Sonomarin, Inc. will meet the Resident Hiring requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a contract with Sonomarin, Inc. for Boiler, Pump, and Pipe Replacements at CAL 1-18(5), Rosa Parks, in an amount Not-To-Exceed $253,818.
2. This resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Donna Mart
DONNA MARTIN, General Counsel

Date: 6-03-05

REVIEWED BY:

GREGG FORTNER, Executive Director

Date: 6/3/05

SAN FRANCISCO HOUSING AUTHORITY
440 TURK STREET • SAN FRANCISCO • CALIFORNIA • 94102 • (415) 554-1200

CERTIFICATE

I, Betty J. Smith, duly elected Vice President of the Board of Commissioners of the Housing Authority of the City and County of San Francisco, do hereby certify that the following was adopted at the Regular Meeting of the Commission held on June 9, 2005:

RESOLUTION NO. 5218

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH SONOMARIN, INC. FOR BOILER, PUMP, AND PIPE REPLACEMENTS AT CAL 1-18(5), ROSA PARKS, IN AN AMOUNT NOT TO EXCEED $253,818.00

Attached is a true and correct copy of the Resolution as adopted at the said meeting, on file and on record as adopted by the following vote of the Members:

FOR ADOPTION:
Betty J. Smith
Sululagi Palega, Sr.
Neola Gans
Rev. George Woodruff
Rev. Amos Brown
Irene Yee Riley

ABSTAINED:

ABSENT (EXCUSED):
George R. Brown

IN TESTIMONY, WHEREOF, I have hereto set my hand and seal of said Authority this date: July 28, 2005.

Betty J. Smith

Betty J. Smith, Vice President
SFHA Commission

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street • San Francisco CA • 94112 • (415) 554-1200

DATE: June 9, 2005

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

George R. Brown, President
Betty J. Smith, Vice President
Sululagi Palega, Sr., Commissioner
Neola Gans, Commissioner
Rev. Amos Brown, Commissioner
Rev. George Woodruff, Commissioner
Irene Yee Riley, Commissioner

FROM: Gregg Fortner, Secretary/Executive Director

SUBJECT: **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH SONOMARIN, INC. FOR BOILER, PUMP, AND PIPE REPLACEMENTS AT CAL 1-18(5), ROSA PARKS, IN AN AMOUNT NOT TO EXCEED $253,818**

OVERVIEW

This resolution authorizes the Executive Director to enter into a contract with Sonomarin, Inc. for Boiler, Pump, and Pipe Replacements at CAL 1-18(5), Rosa Parks. Rosa Parks consists of 198 senior and disabled apartments in an eleven-story building, occupying one city block bounded by Golden Gate Avenue, Buchanan Street, Turk Street, and Webster Street.

The Heating and Domestic Hot Water System is forty-four years old and beyond repair. The existing boilers are unreliable and their replacement is urgently needed to ensure uninterrupted heat and hot water to senior and disabled residents. Unless the boilers are replaced, the availability of continuous heat and hot water during the cool summer months and following winter cannot be assured.

OBJECTIVES

The objective of the resolution is to authorize the Executive Director to enter into a contract for the demolition and replacement of the existing heating and domestic hot water boilers, pumps, accessories, controls, vents, and pipes located in the boiler room.

Work under this contract will generally include, but not be limited to, the following:

a. Site survey and verification of existing conditions.
b. Demolition and replacement of the existing heating and domestic hot water boilers, pumps, accessories, controls, and pipes.
c. Furnish and install all new equipment and accessories.
d. Provide heating and domestic hot water to the residential units at all times during construction.

ANTICIPATED OUTCOMES

Replacement of the heating and domestic hot water boilers, storage tank, associated equipment, and piping will provide energy efficient, uninterrupted heating and hot water to the residents. The Authority's maintenance department will be relieved of the constant calls for repairs and restoration of service to the residents. Sonomarin, Inc. will provide a two-year guarantee for materials and workmanship in compliance with Authority standards.

WHO BENEFITS

Public housing residents will benefit from improved living conditions with no interruptions in heating and hot water service. The energy efficiency of the new water heater system and the reduction in maintenance calls will result in substantial operating savings to the Authority. The capital improvements will benefit the Authority's real property assets and add to the longevity of the structures. The project will also provide employment for public housing residents under the resident hiring requirements. By hiring residents, Sonomarin, Inc. is helping to create a pool of qualified residents for future work on similar Authority construction projects.

PROCUREMENT

The Authority issued Solicitation No. 04-620-IFB-058 on February 21, 2005, following review and approval of the solicitation by the Finance and Procurement & Contracts (Procurement) Departments. The procurement process for the action covered by this resolution meets the procurement standards of 24 CFR 85.36 "Procurement", HUD Handbook 7460.8 REV 1, "Procurement Handbook for Public Housing Agencies and Indian Housing Authorities", the San Francisco Housing Authority Procurement Policy Manual, and the State of California, and local laws.

The Housing Development & Modernization Department (HD&Mod) developed the Invitation for Bid documents, Plans, and Specifications based on master procurement documents furnished by Procurement and construction documents (drawings and technical specifications) furnished by the Authority's mechanical engineering consultant, Mechanical Solutions. The documents were reviewed and approved by Procurement prior to the start of the bid process.

The Authority advertised for bidders and outreached to potential bidders as follows:

Past Bidders List, Contractors Blue Book & Yellow Pages: The Authority e-mailed, faxed, or mailed its Invitation for Bid advertisement to fifty-seven (57) individual contractors from the Authority's Past Bidders List, the Contractors Blue Book and Telephone Directory Yellow Pages.

HRC: The Authority e-mailed, faxed or mailed its Invitation for Bid advertisement to twenty-two (22) Disadvantage Business Enterprise (DBE) contractors listed by the San Francisco Human Rights Commission.

Labor Unions: The Authority mailed its Invitation for Bid Documents, Plans & Specifications to the San Francisco Buildings Trade Council, and Plumbers Union Local 38. Following the bid walk, staff contacted the Plumbers Union Local 38 Business Agent several times to enlist his support in encourage more bidders.

Newspapers: The Authority publicly advertised its Invitation for Bid advertisement in the following newspapers:

- Daily Pacific Builder, (trade publication)
- San Francisco Bay View, (African American community)
- World Journal, (Asian American Community)
- Sun Reporter, (African American community)
- Small Business Exchange, (MBE/WBE and DBE community)

Additional Newspapers: The Authority e-mailed its Invitation for Bid advertisement to the San Francisco Board of Supervisors office who placed the advertisement in the following community newspapers:

- El Latino (Hispanic American community),
- El Reportero (Hispanic American community),
- Asian Week (Chinese American community),
- Chinese Times (Chinese American community),
- San Francisco Bay Times (Lesbian/Gay/Bi-sexual/Transgender community),
- San Francisco Spectrum (Lesbian/Gay/Bi-sexual/Transgender community).

Public Agency Websites: The Authority e-mailed its Invitation for Bid advertisement to the following agencies who placed the advertisement in their website bulletin boards:

- City and County of San Francisco (City Purchasing Department),
- California State Contracts Register (Office of Small Business Certification and Resources),
- Small Business Administration's PRO-Net (Office of Government Contracting & Minority Enterprise Development).
- U.S. Department of Commerce's BIDNET (Minority Business Development Agency)

Builders Exchanges: The Authority sent its Invitation for Bid Documents, Plans & Specifications to the following Builders Exchanges, where the documents are available to Contractors for review and bid preparation:

- San Francisco Builders Exchange,
- Peninsula Builders Exchange,
- Builders Exchange of Alameda County,
- Santa Clara Builders Exchange,
- Contra Costa Builders Exchange,
- BV2HP Builders Exchange,
- MECA Builders Exchange (member base composed of small DBE, M/WBE firms),
- Marin Builders Exchange,
- Construction Data Plan Room,

Six (6) potential bidders requested the Invitation for Bid documents and Plans & Specifications that were issued by HD&Mod. The on-site bid walk was conducted by HD&Mod on March 8, 2005. In attendance were six (6) contractors along with the Authority's Consultant and Authority staff members from Housing Development and Modernization Department.

BIDDER SELECTION PROCESS

On the closing date for the solicitation, April 12, 2005, the Authority received bids from four (4) responsive contractors. The bid documents were publicly opened and read aloud. The submittal documents were reviewed by HD&Mod and forwarded to Procurement for review and approval to prepare this resolution. The Contractors' bids are as follows:

RESPONSIVE BID PROPOSALS

Bidder	Bid Proposal	25% Resident Hiring	Contractor MBE/ WBE	Sub Contractors / Suppliers	MBE/WBE Sub Contractor % Of Total Job	Total MBE/ WBE
Sonomarin, Inc.	$253,818	Yes	No	Two	20.2%	20.2%
Pribuss Engineering, Inc.	$299,700	Yes	Yes	Five	0%	73.36%
Reva Murphy Associates	$309,136.10	Yes	Yes	Three	0%	40.36%
CDX Builders, Inc.	$326,800	Yes	No	Five	33%	33%

Per HUD-5369 Instructions to Bidders, the contract award is based on the lowest, responsive, and responsible bidder. Based on the above, the lowest responsive and responsible bidder is Sonomarin, Inc. The bid submitted by Sonomarin, Inc. is 22% less than the cost estimate and budgeted amount. It is also 15% less than the next lowest bid. Upon request, Sonomarin, Inc. reviewed their bid and informed Procurement that they stood by their bid.

According to the reference check on past projects performed by Sonomarin, Inc., the firm is a responsible contractor with a good record. Sonomarin, Inc. has performed similar size projects for the Authority and other public agencies and has a good history of performing well and of minimizing contractor initiated change orders. A debarment check was made and shows that Sonomarin, Inc. is not debarred from Federal Procurement and Non-Procurement work.

BUDGET CONSIDERATION

The Heating and Hot Water Boiler and Piping Replacement activity is funded in the Year 2004 Capital Fund Program budget.

RESIDENT HIRING

Sonomarin, Inc. is committed to exceeding the 25 percent resident hiring goal on this job. The

contractor estimates that it will take about 728 hours to complete the project, of which a minimum of 182 hours will be resident hire employment. They are pursuing one position for resident hiring as an apprentice plumber.

MBE/WBE PARTICIPATION

Sonomarin, Inc. is not a MBE/WBE firm, but it has achieved 20.2 percent MBE participation with its listed subcontractors and suppliers.

RECOMMENDATION

Staff recommends approval of the Resolution.

(Prepared by: Basil Nicolaou, Robert Dahlstrom and Barbara Smith)

RESOLUTION - ROUTING SLIP

FOR COMMISSION MEETING OF: June 09, 2005

DATE Submitted to OGC:

FROM: Barbara Smith, Administrator, Housing Development and Modernization

Prepared by: Robert Dahlstrom, Deputy Administrator 5/31

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH SONOMARIN, INC., FOR BOILDER, PUMP, AND PIPE REPLACEMENTS AT CAL 1-18(5), ROSA PARKS, IN AN AMOUNT NOT-TO-EXCEED $253,818.

APPROVALS

1. FINANCE

Approved by e-mail

Herb Lum, Budget Manager

Date 5/26/05

5. OFFICE OF GENERAL COUNSEL

Donna Martin, Managing Attorney

Date

2. BUDGET

Signature

Date

6. HOUSING MANAGEMENT

Signature

Date

3. PROCUREMENT

Approved by e-mail

Rene Larosa, Deputy Administrator
BASS

5/26/05

4. ADMINISTRATIVE SERVICES

Approved by e-mail

Michael Roetzer, BASS Administrator

Date 5/26/05

7. EXECUTIVE OFFICE

Gregg Fortner, Executive Director

Date

Dahlstrom, Bob

From: Dahlstrom, Bob
Sent: Thursday, May 26, 2005 8:20 AM
To: Roetzer, Michael; Latosa, Rene; Lum, Herb
Cc: Smith, Barbara; Martin, Donna; Owens, Julissa; Nicolaou, Basil; Ilalio, Lima; Leroy, Gerald; Mulios, Terry; Tang, Elizabeth
Subject: Resolution Rosa Parks Boilers

Importance: High

Mike, Rene and Herb:
Attached is a Resolution to award a Contract for Rosa Parks Boilers. Please review, comment and vote by the close of work tomorrow, Friday, May 27th. This is scheduled for the June 9, 2005 Commission meeting. There is still one minor bit of information to be gathered which is not relevant to the intent of the Resolution, so just ignore it. It is highlighted in yellow.
Thanks, Bob

Resolution Rosa Parks Boilers ...

Bob Dahlstrom
Deputy Administrator
Housing Development & Modernization Department
San Francisco Housing Authority
1815 Egbert Ave.
San Francisco, CA 94124
Tel.: 415.715.3215
Fax.: 415.715.3243

Tracking:

Recipient	Read	Response
Roetzer, Michael	Read: 5/26/2005 1:19 PM	Approve: 5/26/2005 1:35 PM
Latosa, Rene	Read: 5/26/2005 9:12 AM	Approve: 5/26/2005 9:14 AM
Lum, Herb	Read: 5/26/2005 8:40 AM	Approve: 5/26/2005 6:05 PM
Smith, Barbara		
Martin, Donna	Read: 5/26/2005 10:49 AM	
Owens, Julissa	Read: 5/26/2005 9:34 AM	
Nicolaou, Basil	Read: 5/26/2005 8:22 AM	
Ilalio, Lima	Read: 5/26/2005 9:57 AM	
Leroy, Gerald	Read: 5/26/2005 8:29 AM	
Mulios, Terry	Read: 5/26/2005 9:55 AM	
Tang, Elizabeth	Read: 5/26/2005 9:12 AM	

RESOLUTION NO. 5219
DATE ADOPTED: 6/9/05

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A ONE-YEAR CONTRACT WITH THE NELROD COMPANY TO PROVIDE ENERGY AND WATER AUDITS ON AN AS-NEEDED, TASK ASSIGNMENT BASIS FOR ALL DEVELOPMENTS IN A TOTAL AMOUNT NOT-TO-EXCEED $75,000

WHEREAS, the San Francisco Housing Authority (Authority) requires a firm that can provide energy and water audits on an as-needed, task assignment basis; and

WHEREAS, the U.S. Department of Housing and Urban Development requires energy and water audits, under 24 CFR Part 965, Subpart C, § 965.30, to identify the potential for energy and water conservation projects at each of the Authority's developments; and

WHEREAS, The Nelrod Company has been selected through the Request for Proposals process as the most advantageous firm for this work; and

WHEREAS, The Nelrod Company has proposed the lowest prices in each of the categories of energy and water audits; and

WHEREAS, funding for this contract is planned and available within the FY 2003 Capital Fund Program budget; and

WHEREAS, the procurement process for this contract meets the procurement standards of 24 CFR 85.36 "Procurement", HUD Handbook 7460.8 REV 1 "Procurement Handbook for Public Housing Agencies and Indian Housing Authorities", the San Francisco Housing Authority Procurement Policy Manual, and the State of California and local laws.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a one-year contract with The Nelrod Company to provide Energy and Water Audits on an as-needed, task assignment basis for all developments in a total amount not-to-exceed $70,000.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Donna Mart
DONNA MARTIN, General Counsel

Date: 6-03-05

REVIEWED BY:

GREGG FORTNER, Executive Director

Date: 6/3/05

SAN FRANCISCO HOUSING AUTHORITY
440 TURK STREET • SAN FRANCISCO • CALIFORNIA • 94102 • (415) 554-1200

CERTIFICATE

I, Betty J. Smith, duly elected Vice President of the Board of Commissioners of the Housing Authority of the City and County of San Francisco, do hereby certify that the following was adopted at the Regular Meeting of the Commission held on June 9, 2005:

RESOLUTION NO. 5219

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A ONE-YEAR CONTRACT WITH THE NELROD COMPANY TO PROVIDE ENERGY AND WATER AUDITS ON AN AS-NEEDED, TASK ASSIGNMENT BASIS FOR ALL DEVELOPMENTS IN A TOTAL AMOUNT NOT TO EXCEED

Attached is a true and correct copy of the Resolution as adopted at the said meeting, on file and on record as adopted by the following vote of the Members:

FOR ADOPTION:
Betty J. Smith
Sululagi Palega, Sr.
Neola Gans
Rev. George Woodruff
Rev. Amos Brown
Irene Yee Riley

ABSTAINED:

ABSENT (EXCUSED):
George R. Brown

IN TESTIMONY, WHEREOF, I have hereto set my hand and seal of said Authority this date: July 28, 2005.

Betty J. Smith, Vice President
SFHA Commission

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street • San Francisco CA • 94112 • (415) 554-1200

DATE: June 3, 2005

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

George R. Brown, President
Betty J. Smith, Vice President
Sululagi Palega, Sr., Commissioner
Neola Gans, Commissioner
Rev. Amos Brown, Commissioner
Rev. George Woodruff, Commissioner
Irene Yee Riley, Commissioner

FROM: GREGG FORTNER, SECRETARY / EXECUTIVE DIRECTOR

SUBJECT: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A ONE-YEAR CONTRACT WITH THE NELROD COMPANY TO PROVIDE ENERGY AND WATER AUDITS ON AN AS-NEEDED, TASK ASSIGNMENT BASIS FOR ALL DEVELOPMENTS IN A TOTAL AMOUNT NOT-TO-EXCEED $75,000

OVERVIEW

This Resolution will authorize the Executive Director to enter into a contract with the most advantageous qualified firm to provide energy and water audits on an as-needed, task assignment basis for all developments. The U.S. Department of Housing and Urban Development (HUD) requires energy and water audits to be performed every five years.

OBJECTIVE

The objective of this contract is to provide the San Francisco Housing Authority (Authority) with energy and water audits required by HUD, under 24 CFR Part 965, Subpart C, § 965.30, to identify the potential for energy and water conservation projects at each of the Authority's developments. The Authority's utility costs are around $9.2 million per year.

PROCUREMENT

The procurement process for the action covered by this Resolution meets the procurement standards of 24 CFR 85.36 "Procurement", HUD Handbook 7460.8 REV 1, "Procurement Handbook for Public Housing Agencies and Indian Housing Authorities", the San Francisco Housing Authority Procurement Policy Manual and the State of California and local laws.

The Authority selects technical services firms by the competitive proposal method in the form of a Request for Proposals (RFP). The Authority's selection is based on both Price (proposed fees) and the Technical Factors described in the Evaluation Criteria below.

Solicitation Process

Pre-approval of this RFP document and process was obtained from Authority management prior to advertisement. The Housing Development and Modernization Department developed this specific RFP document based on the Authority's master documents prepared by the Procurement and Contracts Department, which also reviewed and approved the RFP documents

Solicitation 05-620-RFP-016 was issued on April 7, 2005. Announcement of the RFP was made to the City Outreach Services and was put on the web sites for the Authority and the City. The notice of the RFP was published in the Sun-Reporter, the World Journal, the Bay View and the Chronicle. Announcements were faxed and e-mailed directly to 3 firms from the San Francisco Human Rights Commission list, 20 firms from the local Contractors Blue Book, and 5 firms from the HUD resource list of energy audit firms.

Four Proposals were received on the April 21, 2005 due date.

Evaluation Process

In conformance with the Authority's Procurement Procedures Manual, the Evaluation Panel individually reviewed the written Proposals using the Evaluation Criteria listed below. At the same time, staff checked the references provided by each firm and provided the results to the Evaluation Panel members. Then, the Evaluation Panel conducted telephone interviews with each of the four firms to clarify each proposal and to answer questions related to the evaluation criteria. After the interviews, the Evaluation Panel prepared a final evaluation and scoring.

Evaluation Panel Members

Deputy Administrator, Housing Development and Modernization Department
Manager of Vacates, Central Services
Construction Services Manager, Housing Development and Modernization Department

Evaluation Criteria

Listed below are the evaluation criteria and their relative weight. Described in italics are the reasons for the different criteria. They are based on the Authority's standards for Request for Proposals evaluation criteria and weighting as contained in the Authority's Procurement Procedures Manual. The Contract/Procurement Division Director approved the criteria and weighting given to each.

	CRITERIA & REASON	WEIGHT
A	Criterion: Firm's Experience in providing Energy and Water Audit services.	25 points
	This allows evaluation of the firm's technical expertise as measured by the quantity and type of work performed by the firm and its years in business.	
B	Criterion: Firm's Past Performance in providing Energy and Water Audit services.	25 points
	This provides insight into the quality of the firm as measured by their relationships with their clients, the quality of their work, whether there were problems with their performance, and is indicative of their ability to respond to Authority needs with qualified staff.	
C	Criterion: Firm's Capabilities to provide the required Energy and Water Audit services.	25 points
	This demonstrates the firm's familiarity with HUD requirements, the availability of staff and testing equipment, and the issues most frequently encountered with urban public housing in both family housing and senior/disabled mid-rise buildings.	
D	Criterion: Affirmative Action.	25 points
	This allows evaluation of the firm's commitment to MBE/WBE participation and analysis of its detailed plan for hiring and training Authority residents.	
	Total	100 points

Price Factors

After the interviews, the Evaluation Panel opened and examined the sealed prices submitted with each of the four proposals. Each firm was then asked to submit a "Best and Final Offer" taking into consideration the issues discussed during the telephone interviews. The following are the combined scoring results of the Technical Factors and the final Prices:

FIRM	WRITTEN	INTERVIEW	TOTAL	TECHNICAL FACTORS RANK	PRICE FACTORS RANK
The Osborn Engineering Company	257	257	514	1	3
Water Resources Engineering, Inc.	241	252	493	2	2
The Nelrod Company	240	244	484	3	1
Enovity	237	237	474	4	4

Evaluation Panel Conclusions

The firm with the highest technical factors ranking did not submit the lowest prices, and the firm with the lowest prices was not the highest ranked firm. Using the Best and Final Offers and the accompanying graph provided in the confidential Attachment A, the Evaluation Panel determined that The Nelrod Company (Nelrod) was the most advantageous firm because it was almost as well qualified as the highest-ranked firm, and it definitely had the lowest prices. The Evaluation Panel was confident that Nelrod could perform the work satisfactorily at these prices, given their substantial previous experience with HUD energy and water audits.

The Nelrod Company performed its first energy audit in 1985 and since has conducted over 60 audits for public housing authorities, including Riverside and Imperial Valley in California. Headquartered in Fort Worth, Texas, Nelrod's staff is very experienced in complying with HUD regulations and then have the necessary equipment and expertise to conduct gas leak detection, CO testing, duct testing, and blower door testing as recommended by HUD and Title 24, Part 6, of the California Code of Regulations. Nelrod has the equipment, materials, and personnel available to perform the required work.

The Nelrod Company recently completed, in a satisfactory manner, a small Authority contract to update the utility allowances. Reference checks produced no negative comments, and the firm is not on the Federal Excluded Parties List.

ANTICIPATED OUTCOMES

If this contract is approved the anticipated outcomes are:

- The Authority will receive quality energy and water audits at the most economical prices.
- The Authority will have identified opportunities for reducing energy and water costs at each of its developments.
- The Authority will obtain cost-effective recommendations to include in future purchasing and modernization procurements that will reduce its annual utility costs.
- Residents will have opportunity for training and employment.

WHO BENEFITS

The Authority benefits from completing the HUD requirement for energy and water audits to be performed every five years, and from having cost-effective recommendations to reduce its annual utility costs. Residents benefit from having energy and water conservation measures and recommendations identified for incorporation in future purchasing and modernization decisions, thus resulting in lower utilities costs.

BUDGET CONSIDERATIONS

Funding for this planned contract is immediately available within the FY2003 Capital Fund Program. Although the field investigations and draft reports will be completed within 120 days, the contract time will be one year to allow for follow-up consultation.

RESIDENT EMPLOYMENT

The Nelrod Company has agreed to hire public housing residents to meet or exceed the 25% requirement established by Commission Resolution No. 4967 for non-construction contracts that exceed $50,000. They have contacted the Authority's Employment Specialist to locate a resident to assist their field investigations at the Authority's developments.

MBE/WBE STATUS

The Nelrod Company is a Minority Business Enterprise with a diverse workforce. It has provided an Affirmative Action Acknowledgement form that meets the requirements of Executive Order 11246.

RECOMMENDATION

Staff recommends approval of this Resolution.

(Prepared by Barbara Smith and Steve Haines, Housing Development and Modernization Department)

RESOLUTION - ROUTING SLIP

FOR COMMISSION MEETING OF: June 9, 2005
DATE Submitted to OGC: May 27, 2005
FROM: Barbara Smith, Administrator, Housing Development and Modernization

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A ONE-YEAR CONTRACT WITH THE NELROD COMPANY TO PROVIDE ENERGY AND WATER AUDITS ON AN AS-NEEDED, TASK ASSIGNMENT BASIS FOR ALL DEVELOPMENTS IN A TOTAL AMOUNT NOT-TO-EXCEED $75,000

APPROVALS

1. FINANCE ✓
E-Mail Approval Attached

Herb Lum, Deputy Dept. Administrator

Date: 05/31/05

6. LEGAL

N/A

Date_____

2. BUDGET

_____
Signature

Date_____

_____ Dollar
Amount

_____
Account No.

3. PROCUREMENT ✓
E-Mail Approval Attached

Rene Latosa, MSSD Deputy Dept. Administrator
Date: 05/26/05

7. OTHER – N/A

Date_____

4. ADMINISTRATIVE SERVICES ✓
E-Mail Approval Attached

Michael Roetzer, MSSD Administrator

Date: 05/31/05

8. OFFICE OF GENERAL COUNSEL

Donna Martin, General Counsel

Date:

5. CUSTOMER SERVICE
N/A

Naja Boyd, Deputy Executive Director

Date_____

9. EXECUTIVE OFFICE

Gregg Fortner, Executive Director

Date_____

Haines, Steve

From: Latosa, Rene
Sent: Thursday, May 26, 2005 3:54 PM
To: Haines, Steve
Subject: Approve: Solicitation 05-620-RFP-016 Resolution and Memorandum - Energy and Water Audits

Haines, Steve

From: Roetzer, Michael
Sent: Tuesday, May 31, 2005 12:22 PM
To: Haines, Steve
Subject: Approve: Solicitation 05-620-RFP-016 Resolution and Memorandum - Energy and Water Audits

one typo sent separately.

Haines, Steve

From: Lum, Herb
Sent: Tuesday, May 31, 2005 2:44 PM
To: Haines, Steve
Subject: Approve: Solicitation 05-620-RFP-016 Resolution and Memorandum - Energy and Water Audits

ЖИЛИЩНОЕ УПРАВЛЕНИЕ САН–ФРАНЦИССКО
440 TURK STREET, SAN-FRANCISCO, CA 94112, (415) 554-1200

ОБЪЯВЛЕНИЕ

СОГЛАСНО РАСПИСАНИЮ ОЧЕРЕДНАЯ ВСТРЕЧА КОМИССИИ ЖИЛИЩНОГО УПРАВЛЕНИЯ САН–ФРАНЦИССКО СОСТОИТСЯ ВО ЧЕТВЕРГ, 9 ИЮНЯ 2005–ГО ГОДА В 16:00 ПО АДРЕСУ: 440 TURK STREET, SAN FRANCISCO, CA 94102

ПОВЕСТКА ДНЯ
9 ИЮНЯ 2005Г

1. ПРИСУТСТВУЮТ:

   GEORGE R. BROWN, ПРЕЗИДЕНТ
   BETTY J. SMITH, ВИЦЕ–ПРЕЗИДЕНТ
   SULULAGI PALEGA, ЧЛЕН КОМИССИИ
   NEOLA GANS, ЧЛЕН КОМИССИИ
   REV. AMOS BROWN, ЧЛЕН КОМИССИИ
   REV. GEORGE WOODRUFF, ЧЛЕН КОМИССИИ
   IRENE YEE RILEY, ЧЛЕН КОМИССИИ

2. УТВЕРЖДЕНИЕ ПОВЕСТКИ ДНЯ

3. УТВЕРЖДЕНИЕ ПРОТОКОЛОВ

   - 12 мая 2005г– регулярное заседание комиссии

4. ОБЩЕЕ ОБСУЖДЕНИЕ

5. ОТЧЁТ СЕКРЕТАРЯ

6. ОТЧЁТ КОМИТЕТА

   КОМИТЕТ РАЗЛИЧИЙ В КУЛЬТУРЕ–НЕТ ВОПРОСОВ
   ФИНАНСОВЫЙ КОМИТЕТ– НЕТ ВОПРОСОВ
   ПЕРСОНАЛЬНЫЙ КОМИТЕТ– НЕТ ВОПРОСОВ
   КОМИТЕТ РАЗВИТИЯ – НЕТ ВОПРОСОВ

7 ОТЧЁТ КОНСУЛЬТАНТА

8. ОТЧЁТ ПРЕДСТАВИТЕЛЯ ЖИЛЬЦОВ
РАСШИРЕННЫЙ ГОРОДСКОЙ СОВЕТ–ПЕНСИОНЕРЫ/ИНВАЛИДЫ
АССОЦИАЦИЯ ЖИЛЬЦОВ ГОСУДАРСТВЕННЫХ ДОМОВ (РНГА)

9. ВЫСТУПЛЕНИЯ ПРИСУТСТВУЮЩИХ ПО ВОПРОСАМ ПОВЕСТКИ ДНЯ
РЕГЛАМЕНТ 2 МИНУТЫ

ПРИСУТСТВУЮЩИМ БУДЕТ ПРЕДОСТАВЛЕНА ВОЗМОЖНОСТЬ ВЫСТУПИТЬ ПО ПОВЕСТКЕ ДНЯ ПРЕЖДЕ ЧЕМ КАКОЕ–ЛИБО РЕШЕНИЕ БУДЕТ ПРИНЯТО КОМИССИЕЙ, СОГЛАСНО ПРАВИЛАМ ПРИНЯТЫМ ЖИЛИЩНЫМ УПРАВЛЕНИЕМ ОТ 2/23/95, РЕЗОЛЮЦИЯ НОМЕР 4423. ПЕРЕД ОКОНЧАНИЕМ ЗАСЕДАНИЯ, СОГЛАСНО СТАТЬЕ 11, ПРИСУТСТВУЮЩИМ БУДЕТ ДАНА ВОЗМОЖНОСТЬ ВЫСТУПИТЬ ПО ВОПРОСАМ ВНЕ ПОВЕСТКИ ДНЯ

10. НЕЗАВЕРШЁННЫЕ ДЕЛА– НЕТ

11. НОВЫЕ ВОПРОСЫ

(A) РЕЗОЛЮЦИЯ, ДАЮЩАЯ ПРАВО ИСПОЛНИТЕЛЬНОМУ ДИРЕКТОРУ ЗАКЛЮЧИТЬ КОНТРАКТ С T&T ELECTRIC CORPORATION ДЛЯ УЛУЧШЕНИЯ ПОДАЮЩЕГО МЕХАНИЗМА ЛИФТА НА CAL 1-18(6), PING YUEN NORTH, НА СУММУ НЕ ПРЕВЫШАЮЩУЮ $48,000.00

(B) РЕЗОЛЮЦИЯ, ДАЮЩАЯ ПРАВО ИСПОЛНИТЕЛЬНОМУ ДИРЕКТОРУ ЗАКЛЮЧИТЬ КОНТРАКТ С SERVICES ALLIANCE SYSTEMS, INC. ДЛЯ ПРОИЗВОДСТВА ПОКРАСОЧНЫХ И ДРУГИХ РАБОТ ПО УЛУЧШЕНИЮ ВНЕШНЕЙ СТОРОНЫ ДОМА НА CAL 1-31, 25 SANCHEZ APARTMENTS, НА СУММУ НЕ ПРЕВЫШАЮЩУЮ $108,000.00

(C) РЕЗОЛЮЦИЯ, ДАЮЩАЯ ПРАВО ИСПОЛНИТЕЛЬНОМУ ДИРЕКТОРУ ЗАКЛЮЧИТЬ ДОГОВОР С SONOMARIN, INC. ДЛЯ ПРОИЗВОДСТВА РАБОТ ПО ЗАМЕНЕ БОЙЛЕРА, НАСОСА И ТРУБ НА CAL 1-18(5), ROSA PARKS, НА СУММУ НЕ ПРЕВЫШАЮЩУЮ $253,818.00

(D) РЕЗОЛЮЦИЯ, ДАЮЩАЯ ПРАВО ИСПОЛНИТЕЛЬНОМУ ДИРЕКТОРУ ЗАКЛЮЧИТЬ КОНТРАКТ СРОКОМ НА ОДИН ГОД С NELROD COMPANY ДЛЯ ПРОВЕДЕНИЯ АУДИТОРСКОЙ ПРОВЕРКИ ПОДАЧИ ЕНЕРГИИ И ВОДЫ, ПО МЕРЕ НЕОБХОДИМОСТИ, ДЛЯ ВСЕХ ДОМОВ ЖИЛИЩНОГО УПРАВЛЕНИЯ, НА СУММУ НЕ ПРЕВЫШАЮЩУЮ $75,000.00

12 ОБСУЖДЕНИЕ ВОПРОСОВ НЕ ВХОДЯЩИХ В ПОВЕСТКУ ДНЯ

13 КОММЕНТАРИИ И ОТЧЁТ ЧЛЕНОВ КОМИССИИ

14 ЗАКРЫТОЕ ЗАСЕДАНИЕ

Закрытая сессия проводится с исполнительным директором и консультантом агенства, согласно положений Government Code Section 54956.9 (b)(1), для обсуждения потенциального спора.

15 ПРОДОЛЖЕНИЕ ЗАСЕДАНИЯ КОМИССИИ

16 ЗАКРЫТИЕ ЗАСЕДАНИЯ

_____

GREGG FORTNER, ИСПОЛНИТЕЛЬНЫЙ ДИРЕКТОР

三藩市房屋局
440 TURK STREET，SAN FRANCISCO, CALIFORNIA 94102
(415) 554-1200

會議通告

三藩市房屋委員會定期會議
日期：二零零五年六月九日(星期四)下午四時
地點：440 TURK STREET, SAN FRANCISCO, CALIFORNIA, 94102

議程表
二零零五年六月九日

1. 各委員點名

   主席 - George R. Brown
   副主席 - Betty J. Smith
   委員 - Sululagi Palega, Sr.
   Neola Gans
   Amos Brown牧師
   George Woodruff牧師
   Irene Yee Riley

   新委員就位

2. 通過會議議程

3. 通過會議記錄

   - 二零零五年五月十二日委員會定期會議

4. 一般訊息

5. 秘書報告

6. 委員會報告

多元化委員會 - 沒有報告
財務委員會 - 沒有報告
人事部委員會 - 沒有報告
發展委員會 - 沒有報告

7. 法律顧問報告

8. 住客代表報告

包括全城市的耆英/殘障
公屋住客聯會(PHTA)

9. 公衆對議程事項意見：每人限制兩分鐘

注意：*公衆將有機會在委員會採取任何行動之前，對會議議程發表意見，詳情可參照三藩市房屋委員會在一九九五年二月二十三日通過的公衆發言決議第4423號。在討論事項(11)之後，公衆也有機會對沒有包括在議程之內的事項發表意見。*

10. 未完成事項 -沒有

11. 新事項

(A) 決議授權行政主任與T&T ELECTRIC CORPORATION簽訂合約，作爲向CAL 1-18(6), 北平園更新電梯供給裝置，數額不超過$48,000.00

(B) 決議授權行政主任與SERVICES ALLIANCE SYSTEMS, INC.簽訂合約，作爲向CAL 1-31, 25 SANCHEZ公寓油漆和各種各樣外部改善工作，數額不超過$108,000.00

(C) 決議授權行政主任與SONOMARIN, INC. 簽訂合約，作爲向CAL 1-18(5), ROSA PARKS更換熱水器，水泵和喉管工作，數額不超過$253, 818. 00

(D) 決議授權行政主任與NELROD COMPANY 簽訂一年合約，作爲向全部樓宇按照工作需要提供能源和水質審計，數額不超過$75, 000. 00

12. 公衆對不包括在議程內的事項發表意見

13. 委員的評注和報告

14. 休會閉門會議

閉門會議是行政主任和代理顧問按照市政府法規第54956. 9(b)(1)條而進行的，討論懸而未決的法律訴訟。

15. 重召委員會會議

16. 休會

_____

秘書/行政主任 GREGG FORTNER

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street. San Francisco CA 94102. (415) 554-1200

THÔNG BÁO

BUỔI HỌP MẶT THÔNG THƯỜNG CỦA CỤC GIA CƯ SAN FRANCISCO SẼ ĐƯỢC TỔ CHỨC VÀO NGÀY THỨ NĂM, NGÀY 9 THÁNG SÁU, 2005, LÚC 4 GIỜ TẠI 440 ĐƯỜNG TURK, SAN FRANCISCO, CALIFORNIA 94102

CHƯƠNG TRÌNH NGHỊ SỰ
Ngày 9, Tháng Sáu, 2005

1.ĐIỂM DANH

George R. Brown, Chủ Tịch
Betty J. Smith, Phó Chủ Tịch
Sululagi Palega Sr., Ủy Viên
Neola Gans, Ủy Viên
Rev. Amos Brown, Ủy Viên
Rev. George Woodruff, Ủy Viên
Irene Yee Riley, Ủy Viên

2. CHẤP THUẬN CHƯƠNG TRÌNH NGHỊ SỰ

3. CHẤP THUẬN BẢN TÓM TẮT
   - Buổi họp Ban Hội Đồng Ngày 12, Tháng Năm, Năm 2005

4. THÔNG TIN TỔNG QUÁT

5. BÁO CÁO CỦA THƯ KÝ

6. CÁC ỦY BAN BÁO CÁO

Ủy Ban Đa Dạng - Không có báo cáo
Ủy Ban Tài Chánh- Không có báo cáo
Ủy Ban Nhân Sự - Không có báo cáo
Ủy Ban Khu Phát Triển- Không có báo cáo

7. BÁO CÁO CỦA CỐ VẤN PHÁP LÝ

8. BÁO CÁO CỦA NGƯỜI ĐẠI DIỆN THUÊ MƯỚN
   Hội Đồng cao niên/Người tàn tật trong toàn thành phố
   Hội người thuê mướn Gia Cư công cộng (PHTA)

9. LỜI PHÊ BÌNH CỦA CÔNG CHÚNG VỀ CÁC KIẾN NGHỊ: GIỚI HẠN 2 PHÚT

   GHI CHÚ: *Công chúng sẽ có cơ hội cho ý kiến về các mục của chương trình nghị sự trước khi Ủy Ban hành động theo các Điều Luật Quản Trị lời khai công chúng được thông qua vào ngày 23 Tháng Hai, 1995 theo nghị Quyết số 4423. Trước khi chấm dứt, sau khi trình bày Mục số 11, công chúng sẻ có cơ hội phê bình các mục không nằm trong chương trình nghị sự.*

10. CÔNG VIỆC CHƯA HOÀN TẤT: KHÔNG CÓ

11. CÔNG VIỆC MỚI

(A) NGHỊ QUYẾT CHẤP THUẬN CHO GIÁM ĐỐC ĐIỀU HÀNH ĐỆ TIẾN ĐẾN HỢP ĐỒNG VỚI T&T CÔNG TY ĐIỆN LỰC VỀ VIỆC CẦU THANG MÁY CAL 1-18 (6) TẠI PING YUEN VỚI SỐ TÀI KHOẢNG KHÔNG QUÁ $48,000.00

(B) NGHỊ QUYẾT CHẤP THUẬN CHO GIÁM ĐỐC ĐIỀU HÀNH ĐƯỢC ĐNG CY ALLIANCE SYSTEMS VIỆC SƠN PHẾT VÀ HỖN HỢP CẢI THIỆN BÊN NGOÀI TẠI CAL 1-31, 25 CHUNG CƯ SANCHEZ, VỚI SỐ TÀI KHOẢNG KHÔNG QUÁ $108,000.00

(C) NGHỊ QUYẾT CHẤP THUẬN CHO GIÁM ĐỐC ĐIỀU HÀNH ĐƯỢC ĐỆ TRÌNH ĐẾN HỢP ĐỒNG VỚI CÔNG TY SONOMARIN VỀ VIỆC NƯỚC NÓNG, BƠM VÀ THAY ỐNG DẪN NƯỚC TẠI CAL 1-18, ROSA PARK, VỚI SỐ TÀI KHOẢNG KHÔNG QUÁ $253,818,00

(D) NGHỊ QUYẾT CHẤP THUẬN CHO GIÁM ĐỐC ĐIỀU HÀNH ĐƯỢC TIẾN ĐẾN HỢP ĐỒNG VỚI CÔNG TY NELROD MỘT NĂM ĐỂ PHỤC VỤ NĂNG LỤC VÀ KIỂM TRA NƯỚC KHI CẦN ĐẾN, CÔNG VIỆC LÀM CHO TẤT CẢ KHU PHÁT TRIỂN, VỚI SỐ TÀI KHOẢNG KHÔNG QUÁ $75,000.00

12 SỰ BÌNH LUẬN CÔNG CỘNG KHÔNG CÓ TRONG CHƯƠNG TRÌNH NGHỊ SỰ

13. PHÊ BÌNH VÀ BÁO CÁO CỦA ỦY BAN HỘI ĐỒNG

14. KẾT THÚC PHIÊN HỌP

Kết thúc phiên họp dưới sự thảo luận với Giám Đốc Điều Hành. Ban Hội Đồng bàn bạc giải quyết bên ngoài vấn đề dựa theo Sắc Lệnh của Chính Phủ Đoạn §54956.9 (b)(1) để bàn luận việc chưa giải quyết.

15. ĐỊNH LẠI NGÀY HỌP CỦA ỦY BAN

16. KẾT THÚC BUỔI HỌP

_____

GREGG FORTNER, Bí Thư/Giám Đốc Điều Hành.

ANUNCIO

LA REUNION REGULAR DE COMISIONADOS DE LA AUTORIDAD DE LA VIVIENDA DE SAN FRANCISCO SE LLEVARA A CABO EL JUEVES, 9 DE JUNIO DE 2005, A LAS 4:00 PM, EN EL 440 DE LA CALLE TURK, SAN FRANCISCO, CALIFORNIA 94102

AGENDA
9 de junio de 2005

1. LISTA DE ASISTENCIA

   George R. Brown, Presidente
   Betty J. Smith, Vice Presidente
   Sululagi Palega, Sr., Comisionado
   Neola Gans, Comisionada
   Rev. Amos Brown, Comisionado
   Rev. George Woodruff, Comisionado
   Irene Yee Riley, Comisionada

   INSTALACION DE LA NUEVA COMISIONDA

2. APROBACION DE LA AGENDA

3. APROBACION DE LAS MINUTAS

   - Reunión Regular de la Comisión del 12 de mayo de 2005

4. COMUNICACIONES GENERALES

5. REPORTE DEL SECRETARIO

6. REPORTES DE LOS COMITES

   Comité de Diversidad - No hubo reunión
   Comité de Finanzas - No hubo reuniónComité de Personal – No hubo reunión
   Comité de Desarrollo –No hubo reunión

7. REPORTE DEL CONSEJERO GENERAL

8. REPORTE DE LOS REPRESENTANTES DE INQUILINOS

   Consejo General – Ancianos/Incapacitados
   Asociación de Inquilinos de Vivienda Pública - (PHTA)

9. COMENTARIOS DEL PUBLICO SOBRE ARTICULOS EN LA AGENDA LIMITADO A DOS (2) MINUTOS

NOTA: *El público tendrá la oportunidad de comentar sobre artículos de la agenda antes que la comisión tome acción según las reglas que gobiernan el testimonio público de la Autoridad de la Vivienda de San Francisco (SFHA) adoptadas el 23 de febrero de 1995 como resolución No. 4423. Antes de cerrar la sesión, luego de la sección No. 11, el público tendrá la oportunidad de comentar sobre los asuntos que no están en la agenda.*

10. ASUNTOS INCONCLUSOS - Ninguno

11. ASUNTOS NUEVOS

(A) RESOLUCIÓN QUE AUTORIZA AL DIRECTOR EJECUTIVO A CONCERTAR UN CONTRATO CON 'T&T ELECTRIC CORPORATION' PARA ALIMENTADOR DEL ELEVADOR PARA CAL 1-18(6), PING YUEN, EN UNA CANTIDAD QUE NO EXCEDA $48,000.00

(B) RESOLUCION QUE AUTORIZA AL DIRECTOR EJECUTIVO A CONCERTAR UN CONTRATO CON 'SERVICES ALLIANCE SYSTEMS, INC.' PARA PINTURA Y TRABAJO DE MEJORAS MISCELANEOS EN EL EXTERIOR, PARA CAL 1-31, APARTMENTOS 25 SANCHEZ, EN UNA CANTIDAD QU NO EXCEDA $108,000.00

(C) RESOLUCION QUE AUTORIZA AL DIRECTOR EJECUTIVO A CONCERTAR UN CONTRATO CON `SOMOMARIN, INC.' PARA REEMPLAZO DE LA CALDERA, BOMBA Y PIPA PARA CAL 1-18(5), ROSA PARKS, EN UNA CANTIDAD QUE NO EXCEDA $253,818.00(D)

(D) RESOLUCION QUE AUTORIZA AL DIRECTOR EJECUTIVO A CONCERTAR UN CONTRATO DE UN AÑO CON 'NELROD COMPANY' A PROVEER EXAMINACION DE ENERGIA Y AGUA EN UN BASE A ASIGNACION PARA TODOS LAS RESICENCIALES EN UNA CANTIDAD QUE NO EXCEDA $75,000.00

12. COMENTARIOS DEL PUBLICO SOBRE ASUNTOS QUE NO ESTAN EN LA AGENDA

13. COMENTARIO S Y REPORTES DE LOS COMISIONADOS

14. UNA SESION CERRADA

Una sesión cerrada programada con el Director Ejecutivo y el Abagado de la Agencia bajo el Codígo de Gobierno Sección §54956.9 (b)(1) a discutir litigación potencial.

15. RECONVOCAR DE LA REUNION DE LA COMISION

16. LAVANTA LA SESION

_____

GREGG FORTNER, Secretario/ Director Ejecutivo

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street • San Francisco, California • 94102 • (415) 554-1200

NOTICE

THE DIVERSITY COMMITTEE OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL MEET ON TUESDAY, JUNE 21, 2005 AT 2:00 P.M. 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

* * * * * * * * * * *

1. ROLL CALL:
   Betty J. Smith, Chairperson
   Neola Gans, Commissioner

2. PUBLIC HOUSING OPERATIONS REPORT

   A) UPDATE ON RESIDENT CUSTODIANS

3. OFFICE OF FAIR HOUSING REPORT

4. NORTH BEACH PROGRESS – LEASE UP TO DATE

5. CLEMENTINA PROGRESS – CONSTRUCTION OF EUGENE COLEMAN BUILDING

6. SECTION 8 VOUCHERS – STATUS OF FMR'S

7. PUBLIC COMMENTS

8. ADJOURNMENT

GREGG FORTNER
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street • San Francisco, California • 94102 • (415) 554-1200

NOTICE

THE DIVERSITY COMMITTEE OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL MEET ON MONDAY, JUNE 13, 2005 AT 4:00 P.M. 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

* * * * * * * * * * *

1. ROLL CALL:
   Betty J. Smith, Chairperson
   Neola Gans, Commissioner

   No Quorum

2. PUBLIC HOUSING OPERATIONS REPORT

   A) UPDATE ON RESIDENT CUSTODIANS

3. OFFICE OF FAIR HOUSING REPORT

4. NORTH BEACH PROGRESS – LEASE UP TO DATE

5. CLEMENTINA PROGRESS – CONSTRUCTION OF EUGENE COLEMAN BUILDING

6. SECTION 8 VOUCHERS – STATUS OF FMR'S

7. PUBLIC COMMENTS

8. ADJOURNMENT

GREGG FORTNER
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street • San Francisco CA • 94102 • (415) 554-1200

NOTICE

THE REGULARLY SCHEDULED MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JUNE 23, 2005 AT 4:00 P.M. AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA, 94102

AGENDA
June 23, 2005

1. ROLL CALL

   George R. Brown, President
   Betty J. Smith, Vice President
   Sululagi Palega, Sr., Commissioner
   Neola Gans, Commissioner
   Rev. Amos Brown, Commissioner
   Rev. George Woodruff, Commissioner
   Irene Yee Riley, Commissioner

   SEATING OF THE NEW COMMISSIONER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

   - June 9, 2005 Commission Meeting

4. GENERAL COMMUNICATIONS

5. REPORT OF SECRETARY

6. COMMITTEE REPORTS

   Diversity Committee – Report of June 21, 2005 Meeting
   Finance Committee – No Meeting
   Personnel Committee – No Meeting
   Development Committee – No Meeting

7. REPORT OF GENERAL COUNSEL

8. TENANT REPRESENTATIVE REPORT:
City Wide Council - Senior/Disabled
Public Housing Tenants Association (PHTA)

9. PUBLIC COMMENTS ON AGENDA ITEMS: LIMITED TO 2 MINUTES

NOTE: *The public will have the opportunity to comment on agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 2/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the public will have the opportunity to comment on items not on the agenda.*

10. UNFINISHED BUSINESS - NONE

11. NEW BUSINESS

(A) RESOLUTION ACCEPTING 2005 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING, AUTHORIZING THE PRESIDENT OF THE BOARD OF COMMISSIONERS TO EXECUTE THE RESOLUTION ON BEHALF OF THE BOARD, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO CONDUCT ALL NEGOTIATIONS AND EXECUTE FOR SUBMISSION ALL CONTRACT DOCUMENTS INCLUDING BUT NOT LIMITED TO APPLICATIONS, AGREEMENTS, AMENDMENTS, PAYMENT REQUESTS AND REPORTS WHICH MAY BE NECESSARY FOR RENOVATION OF THE CAL 1-18 (3), HUNTERS VIEW COMMUNITY CENTER, LOCATED AT 249-251 WESTPOINT ROAD

(B) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) THE AUTHORITY'S ANNUAL PLAN AS MANDATED BY SECTION 511 OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998

12. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

13. COMMISSIONER'S COMMENT AND REPORT

14. CLOSED SESSION

A Closed session is scheduled with the Executive Director and Agency Counsel under Government Code Section §54956.9 (b)(1) to discuss potential litigation.

15. RECONVENING OF COMMISSION MEETING

16. ADJOURNMENT

GREGG FORTNER, Secretary/Executive Director

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting
Thursday, June 23, 2005

440 Turk Street
San Francisco, California

The Housing Authority of the City and County of San Francisco met in a regularly scheduled meeting at 440 Turk Street, San Francisco, California on Thursday, June 23, 2005, at 4:00 p.m.

President G. Brown called the meeting to order at 4:05 p.m.

1. ROLL CALL

Roll call found the following members to be:

PRESENT: *George R. Brown, President*
Betty J. Smith, Vice President
Sululagi Palega Sr., Commissioner
Neola Gans, Commissioner
Irene Yee Riley, Commissioner

ABSENT: *Rev. Amos Brown, Commissioner*
Rev. George Woodruff, Commissioner

A quorum was present.

ALSO PRESENT: *Mr. Gregg Fortner, Executive Director*
Ms. Donna Martin, General Counsel

2. APPROVAL OF AGENDA

President G. Brown: O.K., thank you. Next, we'll have the approval of the agenda.

Mr. Fortner: Just one correction on the agenda, you'll see Item One, seating of New Commissioner, that's a typo, since we sat the new Commissioner last week. Ms. Owens was trying to get out of the country, so . . ..

Vice President Smith: I move that we approve the agenda for June the 23rd, '05.

Commissioner Gans: I second.

President G. Brown: O.K., with the one correction, all those in favor of approving the agenda as mailed. [Aye] All those opposed? [Silence] O.K., the ayes have it.

The motion to approve the agenda as amended was unanimously passed.

3. APPROVAL OF MINUTES

O.K., the approval of the minutes for the June 9th, 2005 Commission Meeting.

Commissioner Gans: I move.

Vice President Smith: Second.

President G. Brown: O.K., I have a motion and a second. Has everyone had a chance to go over the minutes?

Commissioner Palega: I didn't. I just wanted to see one item on the . . . [barely audible]. I guess I just had one question with Sonomarin, Item C. They agreed to work with the local apprenticeship group.

President G. Brown: I guess there's a question as to, I guess the minutes of the last Commission meeting, I wasn't present, but the question is did they agree to . . .

Mr. Fortner: I think what they agreed to do was... If the resident wanted to join the local apprenticeship program they would make that happen. I think that's what they said.

Commissioner Palega: No. They said they agreed to work with the local apprenticeship program because the one out of town, and we can go back to the tape, the one out of town, because our residents have worked for them, didn't have a vehicle and could not participate.

Mr. Fortner: O.K. So do you want to, Mr. President, table approval of the minutes until we check the tape and put that off until the next Commission meeting?

President G. Brown: O.K., alright, we'll table the minutes from the June 9th Commission Meeting until after we can review the tapes. Next we will move on to general communication.

4. GENERAL COMMUNICATIONS
5. REPORT OF SECRETARY

Mr. Fortner: O.K., with the Commission's indulgence, I'd like to take General Communications and the Report of Secretary together, and first I'd like to do something that we hardly ever get to do with the Housing Authority, and that is, celebrate an achievement, especially by some of our young people. The Housing Authority Insurance Group, who insures us to the tune of a few million dollars a year, actually has a scholarship program that they offer to residents across the country, and we submitted some of our residents' names: students who were in high school, to see if they could get scholarships towards their continuing education, and we successfully, the Housing Insurance Group chose one of our residents who lives in Ping Yuen, Ms. Delida Wong, and I would like to give a little, brief, few notes about Ms. Wong, and then present her with a proclamation congratulating her for doing so well and wishing her luck for her continued

education. She is a resident of Ping Yuen; she and her family have been living there for over ten years; her father passed away when she was four years old; her mother speaks limited English; her mother describes Delida as a very mature person who does not despise me for our living conditions. Her friends describe her as trustworthy, respectful and responsible, while being fun and spontaneous. Apparently she works as a law clerk's assistant; she graduated on June 9 earlier this month from Lowell High School. She completed a four-year advanced placement course, and graduated with a 3.63 grade-point average – that's better than what I did – and in her own words, "having my mother as a role model will keep me on my toes with the thought that no matter how bad that situation seems, I just have to work through it. I vowed to succeed and provide my mother with everything she would ever want. I want her to know that her sacrifice was well worth it." Here we have a proclamation, a congratulatory certificate to Ms. Delida Wong, San Francisco Housing Authority Resident Award of a Scholarship from the Housing Authority Insurance Group, whereas Ms. Delida Wong has been a model student at Lowell High School, dedicated to her studies; Whereas Ms. Delida Wong works hard to overcome all obstacles she is presented with and keeps a positive outlook on life and accomplishing her goals; Whereas Ms. Delida Wong has been awarded with a Scholarship from the Housing Authority Insurance Group because she has made a high grade point average in her accelerated study courses at Lowell High School; Whereas Ms. Delida Wong can take great pride in her academic success and look forward to a positive future; Whereas the Commission, staff, and clients of San Francisco Housing Authority congratulate Ms. Delida Wong for receiving the Housing Authority Insurance Group's Scholarship and wish her well, the Commission extends to Ms. Delida Wong its congratulations on her success and best wishes in her academic future and life endeavors.

Ms. Wong: Good evening everybody. Good evening, right? Or is it still afternoon? I'm not sure. Anyways, I'd like to thank the San Francisco Housing Authority and the Commissioners and especially my mother for having this honor to receive this award. Thank you very much.

Mr. Fortner: And if you want more information about this, I think Ms. Wong was featured in a San Francisco Chronicle newspaper article a couple of Thursdays ago. She knows exactly when it was. So we can get that for the archives, but thank you very much, and it's good to see that we can celebrate some achievements, especially by, from the next generation.

Mr. Fortner: Going through the Commission folder, you'll see that the orange folder, the first document in there is the Request Log from the Commission. Second item is the Lease-up rate, which, thank God, gone down for the first time in three weeks. The shooting report which, a copy was provided to Ms. Brown at her request; we also have, the document after that is the agenda and all the reports from the Diversity Committee Meeting that was held on Tuesday of this week. That's for the Commission's information. The memo after that document, and I hope you're still with me on this, is from our staff attorney, Mr. Larsen, following up on a request, I think it was by Reverend Brown, regarding the Eviction Assistance attorneys that we use and their ability to hire a resident to work in their firm, and this is an update on that, saying that our eviction counsel is working on a summer internship program and will report on the success of that at a later date. The document after that, on San Francisco letterhead, dated June 13, 2005, Rules Docket Clerk. This is a response that the Housing Authority sent in for the proposed

Federal Rule that will cut the Housing Authority's funding, for public housing, by 21.8%. It's a thirteen-page document but I would ask that the Commission review this carefully; it goes into all the points and the strong objections that this Agency has for any cut in funding for the public housing program. There are two proposals on the table: the one currently on the table had a 21.8% decrease in our operating funding, which is about a $6.1 million decrease. The second proposal, which HUD had abandoned but may come forward again, had only an 11.9% decrease, so I guess that's good/bad news, that we'd only loose $3.0 million instead of $6.0 million. However, the Housing Authority objected to any rule that would put into place any formula that would cause us to loose funding, especially to operate our public housing units, so to the Commission, this is a document that was worked on by staff and it pointed to every aspect of our organization and operation, and showed how these funding cuts would impact us. This was submitted to the Federal Government on time; they have received it, and they will go through these comments, and I think, across the county, they must have received about 400 comments on this proposed rule. And we will be working with our Congressional staff in Washington D.C. to make sure that Ms. Pelosi, Ms. Boxer and Ms. Feinstein's wishes are known to HUD that the San Francisco Housing Authority can ill-afford any loss in their operation funds of millions of dollars. The last confidential envelope in the folder is the litigation report that we provide to the Commission every month, and that actually concludes my report and General Communications, and I will entertain any questions that the Commission might have.

President G. Brown: Well, it was quite a bit to digest real quickly, but while they may be looking at it Mr. Fortner, how are we, the San Francisco Housing Authority, hit as compared to, say, other housing developments, maybe in the Bay Area or just California?

Mr. Fortner: In California, with the proposed rule, lost $12.0 million altogether. We lost $6.1 of that. Even though there are 50,000 public housing units in California, we have 6,000, so we have just over 10% of those units, we were hit with half the loss in the whole state of California. Across the nation, it was up and down. Some housing authorities actually received an increase: the Atlanta Housing Authority received an increase of 28% proposed in their operation subsidies. It was back and forth all over the place. Oddly enough, I don't know if it's coincidence or not, but the four largest housing authorities in Texas received significant raises.

President G. Brown: Just a statement, not a comment, right?

Mr. Fortner: So, the record speaks for itself, I can show you the proposal.

President G. Brown: No, I think the Southern California, Los Angeles area is a lot larger than ours. Is there any logic to this madness to why we are being singled...

Mr. Fortner: We haven't figured it out, because if you look at what we receive in operating subsidies, per unit, we get just about $400 per month per unit, regardless of the bedroom unit size. Add to that an average tenant rent of $250 a month, that means that we receive $650 a month to operate our public housing. Whereas on the private market, a similar two-bedroom unit, that owner would receive somewhere around $1,500 to $1,800 per month. So we're asked

to provide more, with private security, with resident services, we're asked to provide more, with about a third of the money, that a private landlord has to operate, and he's not called to put in place nearly the requirements that we have. So that's the challenge that we face: we have to do more with less. And this year, that proposal that you're looking at now will not go into effect until 2006. We are still facing, for us, starting October of this year, a $3.7 million cut already. This would be on top of that for next year. So, as far as Southern California, Los Angeles City housing authorities, they took a hit, but I think their hit was about $6.0 million less than ours, but they have about 2,000 more public housing units than we do. The cost of living is not taken into account when HUD did this. They did a study where they came into town, without contacting the Housing Authority, and as a sampling of our units, they went out to Alemany – that was the only family development that they went to, which is 100 units and one street going through it – they did not go to Sunnydale, which is 700 units; the did not go to Hunter's View, which is 300 units, or Westbrook, which is 300 units, or Potrero, which is 600 units. They went to a 100 unit development, Alemany, that has one street driving through. They used that without contacting the Housing Authority, and then they went to three of our senior developments, and based on that study, they thought that they could come up with a formula that would say what the expenses would be to run housing in San Francisco. When we finally got information about their study, and I attached the letter to the back of that document that I just gave you, we strongly objected to it, because they didn't take into account security; they didn't take into account the fact that we have to pay union wages here in San Francisco; or a number of other factors that a private owner or on of the multi-family Section 8 owners would not have to take into consideration. So we objected to it back in 2002, they put out the Rule without much consideration of what was put in place before, and now we're just going to have to start fighting again. One thing about our Housing Authority and the situation that we've over the past four years: we know how to fight, and we're just buckling down for another one.

Brown: O.K. Thank you. Any more questions? Well, then I just have one more, I guess, somewhat question or comment, though, I heard the Mayor speak on TV about the fact that the death rate has been going down in San Francisco, and I just took a count on, as of this year, I see in our housing developments, and it looks very good, I mean I don't mean to say four is good, but I mean from the precautions we're taking and maybe with the police force out there, I see an item that noted only four.

Mr. Fortner: It's even better news than that: this year, and it's almost the end of June, so a half the year has gone by. Since we instituted the community policing program with the San Francisco Police Department back in April of last year, the first half of last year, when our properties in the southeast sector, because that's where we started this community policing program, in the first half of the year we had about twenty, I'm sorry, about fifteen homicides on our properties. After the community policing program was put into effect, in the second half of the year, the homicide rate went down to five at those properties in the southeast sector. I'm talking about Sunnydale, Potrero, and the Hunter's Point property. This year, as of today, we have had no homicides on public housing property in the southeast sector.

Now, the four homicides that you're looking at there have all happened in the Western Addition, and we're working with the Mayor's Office. Since the Western Addition is more spread out and not as contained as our developments in the southeast sector, the City is looking at our model for community policing down in the southeast sector to try and put a similar program up in the Western Addition so that we can address the criminal element in that area.

President G. Brown: Very good. Any more questions? Alright. Thank you Mr. Fortner. Next we'll move on Committee reports. The Diversity Committee?

6. COMMITTEE REPORTS

Diversity Committee

Commissioner Gans: I have, we have a Diversity Committee Meeting on June the 21st, and we talked about public housing operation report, about the update on the Resident Custodian issue, and Mrs. Boyd indicated to us that she has been out to about thirteen properties and talking to the residents about what will happen in October of this year and, I think she has about maybe ten or so, or nine, properties to go to, and we had the Fair Housing Report by Ms. Belinda Jeffries, and on that report, she gave a summary of the Civil Rights policy which was given to the Commissioners at the last meeting here on the 9th, and she gave us a breakdown of the housing resident relation and the civil rights, and the office of fair housing, of how we go through the hierarchy of those positions and we were introduced to some activities that was presented to her, which I am very excited about. And the reason why I am excited is because one of those activities I will be directing, which will be the City-wide youth concert. We talked about the North Beach project, and that was given by Ms. Nannette Sparks. We're at almost about 100% occupied at North Beach, and the lease-up as of June 16 was 341 total units and occupied is 316, and there's 25 remaining PVZ [??] in the Mayor's housing. We had an update with Clementina project, and that was given by Mr. Juan Mansanto, which is now at the 99% up to its completion, and is about 30 days from completion, and we're looking forward to decorating and opening up that project. And we had an update about the Section 8 voucher status by Mr. Tony Ucciferri . . .

Mr. Fortner: Good! On the first shot! Out the gate!

And the Section 8 program has about 7,379 units funded by HUD and that's the annual contributions contract there are currently about 7,207 units receiving subsidy for the activities participating of the families. And, that concludes our report of the Diversity Committee.

President G. Brown: O.K. Any questions on that report?

Vice President Smith: I would like to add my little comment, is that I am just so overjoyed and appreciative of our employees and our staff, executive staff; they gave us such a thorough report that I've asked that each time we have a diversity meeting in the future that they would submit reports so that all the Commissioners can have a copy and see exactly what's going on, because we have a lot of stuff going on, and we have these loyal employees that's doing such a nice job. I think they should have a hand. [Applause.]

Finance Committee
President G. Brown: Any questions on that report? O.K., next we'll move on to the Finance Committee.

Personnel Committee
President G. Brown: O.K. Next, the personnel committee, which, there was also no meeting.

Development Committee
President G. Brown: O.K., now the Development committee, which also there was no meeting held. O.K. Report of General Counsel.

7. REPORT OF GENERAL COUNSEL

Ms. Martin: Good afternoon, Commissioners. We are having a closed session this evening to discuss potential litigation and the settlement of existing litigation under the Government Code. The names of the cases are not, of the matters are not disclosed to protect ongoing negotiations. I have nothing else to report.

President G. Brown: All right. Thank you. O.K. Tenant Representative Reports. Citywide Council, the Senior and Disabled.

8. TENANT REPRESENTATIVE REPORT

City Wide Council - Senior/Disabled

William Vitalie, President of the City Wide Council – Senior/Disabled as this Commission knows, as well as all the employees right now, our group is very opposed to the loss of our resident custodians. For a couple of reasons. One is action versus reaction. If tenants are put upon to react, to floods, fires, earthquakes, falls, this kind of thing, it's going to slow down the response that will keep us safe. Action has been carried out many times in the past few weeks, especially, by the resident custodians in such situations. The other thing is that I got a shock today when Naja Boyd announced that the residents who would be taking over as monitors would get stipends up to $500. This shocked me, because many people in the senior and disabled buildings are on social security, and social security definitely thinks that any stipend that is made by a person qualifies as income and goes towards their social security. This endangers the residents of losing their social security. Also, if they're paying that much to residents, where's the savings? By removing the resident custodians from their properties and renting them, if they're paying a resident $500 and a resident is only paying one-third of their income, it just doesn't balance out to me. So, that's all I have to say today, and I'll grouse next Commission meeting.

Brown. O.K. Thank you. Next, we'll move on to Public Housing Tenant's Association. Ms. Brown.

Public Housing Tenants Association (PHTA)

Ms. Brown: Good afternoon, Commissioners. My name is Kimberly Brown. I am the president of the Public Housing Tenant Association. First I'd like to say that we, the Housing Authority and the resident leaders attended the NOAH Conference in Cleveland. We made it there safely, and we made it back safely. It was truly an exciting experience. We had a good time. We learned a lot. One of the key things for us, well for me, was that they have a youth organization there, and a lot of the youth who started out with one-point-zeros jumped to two-point and three-point zeros; they had young people there with four-point something G.P.A.s and it was just over, we were overjoyed to see them up there and to hear all the exciting things that they were doing. One of the workshops that I attended was concerning fundraising in public housing and teaching different techniques to the housing authority and to the residents. And one of the things that I learned in this training was that a hundred and fifty ROTH grants were submitted last year in the Housing Authority. We know we work hard every year to submit our ROTH grants. And in this training I found out that one hundred and fifty grants were submitted to Washington D.C., and not one, not one was funded. So, you know, sometimes we get upset with ourselves or we think maybe it was something that maybe it was something that we did; maybe it we didn't work hard enough, and we know that the staff really works hard to submit those grants. It's just, we have to understand the climate that we're in right now, with this government and the things that are going on. A lot of people, especially poor people, don't understand that this country is in war, and when Federal funds need to be directed, if the administration feels that they need to be directed, they don't mind taking it from the poor first. There's no such thing as middle class anymore. You're either poor or you're rich. And I say that because I'm a, you guys. I'm going to talk for a minute, and then I'm going to shut up. I'm a resident, I'm an employee of the Housing Authority, I'm the resident leader city wide, and you know, we have to work together better. We really have to work together better.

9. PUBLIC COMMENTS ON AGENDA ITEMS: LIMITED TO 2 MINUTES

NOTE: *The public will have the opportunity to comment on agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 2/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the public will have the opportunity to comment on items not on the agenda.*

Good afternoon Commissioners. My name is Jackie Sachs. I live at the 2698 California Street development. I've been a member of the resident advisory board for the capital fund programming for the last three or four, maybe even five years, working with staff, trying to prioritize what needs to be done in the developments and when it should be done and everything, and every year I come and I say the same thing, and you're going to hear it again. If you weren't here last year, you're going to hear it for the first time tonight, this afternoon. And that is, that I've worked, I've gone to the public meetings, I've given input, and I just want to let you know that with all the years that I've worked as a resident advisory board member, I want to continue

doing so while living in public housing, and I urge you to follow through with Item number B, which is the submittal to the funding to Washington to get the money to upgrade all the developments in the City, whether they be family units, disabled units or senior disabled units or family units, all over the City. Thank you very much.

Clerk: Next is Terri Frye.

Hi Commissioners. Thank you for letting me speak today. I'm a new member of the Section 8 Voucher Holders Resident's Advisory Board, and what I wanted to know is, this part B here, does that include the Section 8 part of the annual plan as well? O.K., well what the Resident Advisory Board of the Section 8 Voucher Holders requested that we look at our contribution before that's sent. We want to have a meeting, and we told this to Mr. Uciferri and also Mr. Davis, that we would like to have a meeting so we can look at how, what we suggested, is presented, and also it came to our attention that we have no representation on this Board, so we're seeking to talk to the Mayor about that, because Section 8 voucher holders don't have any representation here, and, thank you, that's all I have to say.

10. UNFINISHED BUSINESS – None

11. NEW BUSINESS

Resolution No. 5220

(A) RESOLUTION ACCEPTING 2005 COMMUNITY DEVELOPMENT BLOCK GRANT (cdbg) FUNDING, AUTHORIZTING THE PRESIDENT OF THE BOARD OF COMMISSIONERS TO EXECUTE THE RESOLUTION ON BEHALF OF THE BOARD, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO CONDUCT ALL NEGOTIATIONS AND EXECUTE FOR SUBMISSION ALL CONTRACTS DOCUMENTS INCLUDING BUT NOT LIMITED TO APPLICATIONS, AGREEMENTS, AMENDMENTS, PAYMENT REQUESTS AND REPORTS WHICH MAY BE NECESSARY FOR RENOVATION OF THE CAL 1-18 (3), HUNTERS VIEW COMMUNITY CENTER, LOCATED AT 249-251 WESTPOINT ROAD.

Commissioners, Mr. Fortner, good afternoon. My name is Alicia Sisca, and I'm a Senior Project Manager working with the Housing Development and Modernization Department. In January of this year, I was here before the Board asking for approval to submit the application to do the renovation on the facilities that are going to be part of newly renovated community family center at Hunter's View. After we got your approval, we submitted the application and we got the recommendations to award the money from the Citizen's Committee. So, today we have the recommendation. We need to submit that to them, a Board Resolution, authorizing our Executive Director to sign all the pertaining paper work to enter into a contract with the Mayor's Office of Community Development, so after that we will be ready to start going ahead with contracting the work and spending the money. The work will be done, as I have mentioned before, at 239-251 West Point Road, Hunter's View, and we, as part of the leveraging, that the

Mayor's Office of Community Development requests, will be paying for the architectural fees to do the work. All the construction work will be paid through this grant. After we get your approval, I will be preparing all the documentation to enter into the agreement with the MOCD. Are there are any specific questions?

Commissioner Palega: Yes. How much are we paying for the architect drawings, and what are we paying for the improvement of . . .

Ms. Sisca: Yes. The construction fee is going to be the cost estimate has been prepared already, and it's about $150,000. The money that we have been awarded. The architectural fees are about 15% of that amount. And we are about to get a proposal from the architect this coming week, but it's estimated on 15% of the cost of the construction.

Mr. Fortner. So at $150,000, 15% is about $22,500.

Ms. Sisca: That's correct.

Mr. Fortner: Any questions?

Brown: I have a question. I guess with this new community center that you're, is it a new community center right now, or is there one in existence on which it's going to be modeled?

Ms. Sisca: There's one existing, we are going to expand it. And maybe Ms. Jeffries can talk about that program a little more in depth.

Belinda Jeffries: Good evening President G. Brown, Commissioners, my name is Belinda Jeffries, and I'm the Deputy Administrator, Office of Fair Housing and Resident Relations. And in terms of your question, Commission Brown, there is existing programming on going on at the Hunter's View Family Center, and you'll see information regarding that in your Diversity Package Meeting. We made a list of all the Summer Youth Programs that are going on, and the Hunter's View site was reflected.

Brown: Then I have a question on what we have existing now and what we're going to institute in the near future, my question, I guess, is how are, what kind of security do we have for these community centers, you know, in that area?

Ms. Jeffries: Well, you know, I'm so glad you asked that question, because when Housing Development and Modernization came to me and inquired about what type of programs that we could do to improve our communities and apply for the grant, I mean, I didn't hesitate with Hunter's View. That was the very first development that hopped out in my speech to them. But that was what was lacking there in the community. Visibility, which would be lighting; ADA accessibility; fencing around; and just uplifting and making this particular area the highlight of that community, because that's what's missing in Hunter's View, is highlight. Something that the families can take pride in, and I know that if we develop this pride by taking on the leadership

of putting in the fencing, the visibility and adding what the existing community policing that we already have in place that the residents there will also take pride into that location.

Mr. Fortner: One of the key aspects of community policing is that the police officers are part of the community, and as such they are involved in the programs that are being run out of the center. So they will be there with the after-school programs. They will be there with the computer training. That's the community part of the policing.

Ms. Jeffries: Correct.

Brown: So are you saying then, that there has been minimum vandalism, or none at all, I mean, with the police . . ..

Ms. Jeffries: We have had one incident in the six years that we have had that center, and unfortunately, it was a very unique situation where the unit next door, they basically took the wall, what do you call that, the boarding, and crawled through the crawl-space, and took through the closet, all of the computers and the supplies for the kids. So, in improving the site, we will no longer have that vacant unit on the side, so this will be a fully-blown program and center with outside program used space, fencing, lighting, etc.

Brown: Well that's pretty good, just one incident in six years, and ah,

Mr. Fortner: But didn't we have to close it down after that?

Ms. Jeffries: Well, we've had to be real creative.

Brown: Well still, those are still good numbers. Any more questions?

Commissioner Riley: Yes. Who is managing the, staffing the center right now?

Ms. Jeffries: Well, we have been piloting at several of our centers to take a look at resident leadership at the centers, and its' been working very, very well. So we have a resident in place who is currently delivering the after school programming as well as the summer youth program, and what we will do is we will leverage this program with some of our existing community partners and have them come in and deliver services. But our residents will be the leadership in facilitating.

Commissioner Riley: And they are volunteers?

Ms. Jeffries: They are actually receiving a stipend.

Commissioner Riley: O.K. Thank you.

Commissioner Palega: What are the hours of the center?

Ms. Jeffries: This summer, the hours are from 1:30 to 4:30, Monday through Friday, and one Saturday a month.

Brown: Are you getting much participation?

Ms. Jeffries: Oh boy! Well, actually the community has really been waiting for this opportunity, and since we have been doing a lot of outreach in the community of Hunter's View, we've had quite a lot of participation along with the Summer Lunch Program, so the way it goes during the Summer is the kids will participate from noon until 1:30 in Summer Lunch, and then they will advance over to the summer academy, or they'll get a chance to do artwork and field trips and, you know, all those great things that will utilize their summer time.

Commissioner Gans: I like that. The couple of years that I've done the lunch program in the Alemany development, the kids didn't have anything to do and they were just all over the place, so I think this is a good thing.

Ms. Jeffries: Well, we're giving them plenty of things to do and we're working with community partners, including the San Francisco Police Department, to assist in security and, you know, a little bit of fun. And I have a wonderful staff. Thank you, Kimberly.

Ms. Brown: Can you tell us [the different sizes of class that we have in the academy?] [guess]

Ms. Jeffries: Oh, did I bring that information with me? I'm almost going to turn to you.

Mr. Fortner: Actually, we should put that in a formal report for the Commission for the next meeting.

Ms. Jeffries: Alright. Why don't we do that.

President G. Brown: And that was, the question was, I didn't quite hear you, Ms. Merton?

Ms. Merton: The list of various sites that we have the Summer Academy at [inaudible].

Ms. Jeffries. Yeah. Actually, I think the Commissioners already have it. Yeah, you have it from the Diversity report.

[unknown voice]: Yeah, it's in your package.

Ms. Jeffries: Thank you, Commissioner.

President G. Brown: Let me ask one more question with the Public Housing Tenant's Association, and knowing that Hunter's View has been a hot topic subject matter lately. Are they involved in this center at all? Do you communicate with those folks up there?

Ms. Jeffries: Well, that's interesting, because . . . Is this for Ms. Brown or for me?

President G. Brown: I'm going to direct it to both of you, because I know she'd be honest. Not that you won't, but . . ..

Ms. Jeffries: I'm going to tell my part and then I'm going to allow her to tell her's.

President G. Brown: Please.

Ms. Jeffries: Well, the president of the tenant's association in Hunter's View is one of the facilitators for the Summer Lunch Program. So that tells you that there's quite a bit of involvement, and as I think we've spoke on this before, that there is an election this summer.

Ms. Brown: I've actually been to Hunter's View twice this week, actually three times, I've been there Monday, Tuesday and Wednesday, basically helping both facilities up and running. The Summer Lunch Program started on Monday; we have to residents that are receiving stipends to run that Summer Lunch Program, and we have a new young lady that has been employed to run the Youth Academy, so they're very excited. I actually had an opportunity to speak to one of the young men that went through the Sherman Williams painting program, and I told him; you see, you have to communicate: this facility has been broken into, the Computer Learning Center. And I told him, you know, first I talked to him to see if he was still working, he said "I'm going to Robert Pitts." I said, "O.K." I said "we're down here working to get the Computer Learning Center open for the kids. Look over it for us. Let the guys know that if they want something up here that we're here. We're trying to help." And he said "Just let us know." Because they want to see things happen. He said "we'll do our best to make sure nobody bothers it." Let me tell you one thing, the reason why say that, is because the Bernal Child Care, the storage bin in the back yard was broken into a couple of weeks ago. One of the guys just happened to give me a call to check on me, and I said "I'm not doing so well because 15 of our toddlers' bikes were stolen; police reports." And he said "Hm, I haven't seen anybody moving anything." Two days later, I get a call from the property office: all of the bikes except one were returned. See: it's about community pride, and instilling community pride. And if you let the residents know what's going on, you build those partnerships, they'll take care of what they have.

President G. Brown: Thank you. Alright. Any more questions. O.K. Can I entertain a motion on this, or?

Vice President Smith moved to approve Resolution No. 5220. Commissioner Gans seconded the motion. The motion to approve resolution No. 5220 was unanimously passed.

Resolution No. 5221

(B) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT TO HUD THE AUTHORITY'S APPROVED ANNUAL PLAN AS MANDATED BY SECTION 511 OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998

Ms. Boyd: Good afternoon Commissioners, or evening, President Brown, Mr. Fortner. I'm Naja Boyd, the Deputy Executive Director for the Agency. I'm here to present and ask for you approval for the Agency's annual plan. The annual plan is the Agency's tool for planning future programming and it became a requirement of all housing authorities through HUD, from HUD, through the Quality Housing Workers Responsibility Act of 1998. So each year, an agency prepares this plan and has to submit it within seventy-five days before the end of the fiscal year. This year, you have in your package some of the significant changes that have taken place with this plan this year and in the areas of the Section 8, we made changes, they are changes that pertain to the home ownership program and opportunities for residents. We talk about the impacts of the Congressional funding that are currently happening for all Section 8 programs. We also talk about notification for the rent increase that's taking place because of the payment standards. Under the public housing program, we've actually updated the lease: our lease was most recently updated in 1997, and this year we took, it was a joint collaboration, I should say, between a number of departments: the legal department, the property management department, and the management services department. We worked practically all year working on a new lease, which was part of the public process that went out with the plan this year. The other area where there is some significant change or activity is under development, where we are proposing to do some work on four developments in this upcoming year. And all of the details regarding the changes are attached in your binder so that you can consume that at your leisure. This year, the process took place; we had eight publicly noticed meetings, of which two were large public meetings, which we're now drawing upwards of fifteen hundred people in attendance per meeting, or maybe total I should say. One meeting was about nine hundred people, and we are now at the West Bay Center handling that meeting. We've had four resident advisory meetings, which includes the participation of public housing residents as well as Section 8 residents. We offer and have two community partners meetings, which includes people from the nonprofit community, as well as other City agencies, to participate and to give us input on the proposed plans and activities for the upcoming year. In terms of our advertising, we've advertised in all of the newspapers, our website, and throughout our database. The plan is available for public consumption at all the administrative offices as well as the district offices throughout the agency, and what I'd like to do is actually acknowledge some of the staff that worked on this that were key on this process: in coordination, Rufus Davis, who was very instrumental in helping pull this whole process together [applause]; along with the leadership of all the other administrators and project directors and managers throughout the agencies, so this was a collaborative effort of working with the community, and I will entertain any questions that you may have regarding the plan.

Commissioner Gans: I have a question.

President G. Brown: Yes.

Commissioner Gans: When will this go into effect, or is it already in effect?

Mr. Fortner: October 1st.

Ms. Boyd: October 1st.

Commissioner Gans: October 1st?

Mr. Fortner: The process is, we have to submit it HUD by July 5

Ms. Boyd: July 15th,

Mr. Fortner, and then they have until October 1st to approve it.

Ms. Boyd: Right.

Mr. Fortner: And then once they approve it, it goes into effect October 1st. O.K.

Commissioner Palega: The young lady that was up speaking about no representation on Section 8, did you guys make an opportunity available to that population to have input in terms of . . .

Mr. Fortner: I think she speaking about representation on this Commission.

Ms. Boyd: She had a two-part question. There was a two-part question, actually, there was the RAB comment, and all comments from the public, from the residents, are included in the transmission of this document, so all comments are a part of the overall package. The second question that I think the young lady had, had to do with representation on this Board.

Commissioner Palega: No, no, I understood that. But I understood well that she's going to call the Mayor, so, that's fine. But, O.K., thank you, Naja.

Ms. Boyd: Sure.

President G. Brown: Well, let me ask though, with the changes that you're proposing, do you foresee any problems in any of the new changes, I mean with all the administrative changes going on...

Mr. Fortner: This is more policy procedure and getting in compliance with the Federal Law and whatever local dynamics we might have. We've gone through the public process. As stated in

the Resolution, this is part of the law. The law requires us to do this. And we've done it now, since the fourth or fifth year.

Ms. Boyd: Yeah, since the fifth year.

Mr. Fortner: And we've gotten very good at it. We don't foresee anything, and when HUD has come back at us in the past, it was because of what they deemed was fair housing issues, mainly pertaining to our HOPE VI sites. I think the past years they were concerned about site base waiting lists . . .

Ms. Boyd: site base waiting lists . . .

Mr. Fortner: which we have not initiated and, I can't think of anything else. Oh, and they had problems approving in the past because we had the outstanding Department of Justice lawsuit against us, which was the Fair Housing things. That has been settled. So we don't foresee any situations. Like I said, in the past it was particular situations that we have resolved since then.

President G. Brown: Any more questions?

Commissioner Palega: I make a motion that we approve the plan for submittal.

Vice President Smith I second it.

President G. Brown: We've had a motion and a second here. Since there are no further questions, all those in favor: [aye] Opposed? [silence] The ayes have it.

Ms. Boyd: Thank you, Commissioners.

Commissioner Palega moved to approve Resolution No. 5221. Vice President Smith seconded the motion. The motion to approve Resolution No. 5221 was unanimously passed.

12. PUBLIC COMMENTS ON ITEMS NOT ON AGENDA

President G. Brown: Alright. Good. Next, we'll move on to public comments on items not on the agenda, and we will also limit this to two minutes, please.

Clerk: Aimée Hunter?

Ms. Hunter: Good afternoon. I'm a novice at this, so I hope you'll bear with me. I'm glad I took my Zoloft this morning. I have been in public housing since '92; I live currently at Mission Delores in the senior and disabled building, and I'm here to talk about the new suggestion that we no longer have custodians, and I'm very upset about it because I feel that at many times they have helped me when there's been a fire or there's been a flood and I can't imagine a monitor being able to mop up all the water that I've seen my custodian clean up. However, I'm also, on a

personal level, on SSI, and that would immediately, if I was a monitor, would come out of my check, so I'd be working for nothing. So, that's really all I have to say. I just hope that you reconsider. And I go along with everything that Mr. Vitalie says. Thank you for listening.

President G. Brown: Thank you.

Clerk: Cynthia Morse?

Ms. Morse: Hello, I'm Cynthia Morse, I'm on the Board of Directors of Citywide Council, and I'm on the Board of Directors of my building which is 1760 Bush Street, and I can see some of my wonderful tenants here. I'm here to speak to you again about the issue of the resident custodians. I have to present to you a little petition. This morning at my door, there was a knock at my door, and a lovely lady that lives on my floor, is very, severely handicapped, but she had gone around to her friends and her neighbors and talked about the issue, and she asked me to bring this here for you today. I really don't want any further to butt heads on this issue. I would like to see us take our energy and find a solution. I think we fought out issues about if a person is a monitor and receives compensation what will that do to their benefits; we've heard questions whether it really makes sense if you're going to pay monitors and you're talking about one unit for a resident custodian, does it make sense to pull them out and pay a monitor up to $500, I guess, or two or three monitors, to cover 24 hours a day, 7 days a week, does that make sense; I understand the economics of it, and the position of the Housing Authority financially being difficult, but what I'd like to see is privately can't we put our heads together and come up with a solution? I'm not sure, Commissioners, that you know quite what to do with this and to whom to refer it. Do you? Do you know how to solve this? I don't. I don't know where to take it beyond talking to you about it. Do you know where to go for a solution? There's got to be something more that we can do together than just present it at the table and sit on it and do nothing. There has to be someone that can sit down and solve this problem. Maybe the custodians could pay a little rent, maybe **[time]**

President G. Brown: Alright. Thank you.

Clerk: Ann Lea?

Ms. Lea: Yes? I am asking to keep our help because we need him to keep the floor clean. We keep our own apartment clean, but once in a while we need something done inside and we ask him and he come and help us. So I am pleading for to let us still keep our help, because we are needy, we are not young anymore. So, I am 84, and I'm glad to be able to be here. And there are so many people younger than I am but is not in good condition to do for thereself. So no matter I am pleading for please don't take our help away because we need. Thank you very much.

President G. Brown: Alright. Thank you.

Clerk: Shawn Bartlett?

President G. Brown: O.K., while Shawn's coming up, these names that you handed out, it doesn't have anything on here. What does it pertain to? It's a petition for what? It doesn't.

[voice] Resident custodians.

President G. Brown: O.K. It would have been nice if it had something on there to say what the petition was about, that's all. He can take care of it, though.

Mr. Bartlett: My name is Shawn Bartlett, I'm the representative for the custodians, and I'm from Local 1877. Basically what we're, what I'm here to talk about is the fact that we feel this is a total and utter contractual violation with the Housing Authority has with Local 1877 and the resident custodians. When you look at the agreement, when you look at Article 2 of the agreement, it says support of the agreement, except otherwise provided for herein, the parties agree to support this MOU, that's contract, for its term, and neither will appear before the other to seek change or improvement in any manner subject to the negotiation process except by mutual agreement of the parties. End of the article. Now, to me what this states here is something like this: in elimination of the whole economic point that we negotiated, that we got in the contract and to try to eliminate that, that is something for the negotiation process. September 30, 2006, this contract will be up. If the Housing Authority had wanted to come to us and eliminate it then and put it on the table, that's fine. Because that's part of the negotiation process. But you can't come mid-contract and try to eliminate these people and eliminate and try to displace their houses, you know, displace them from the housing. Now management is trying to play games, say that we didn't file a grievance on time, which isn't true, we discussed this with our lawyers, we're staring to get mounting support not only from the community but Supervisor Daley, some other Supervisors are starting to get on board, the rest of labor, we've talked to the San Francisco Labor Council, the next will be the Mayor. I'm with Cynthia. I'd rather sit down and discuss this and try to come up with a resolution rather than go to war. Because, mind you, this will go to arbitration if we don't solve it. And the remedy that we'll seek is that every single one of them that's displaced, we'll make sure that they get back rent and all the rent that's due to them, you know, forthcoming. Because it's not fair that mid-contract that you guys signed, the Commissioners approved it, management negotiated it, that these guys get displaced like this. [**time**] All we're asking is that you come to the table try to discuss this, find a resolution now. Thank you.

President G. Brown: Alright. Thank you.

Clerk: Cristal Senda?

Ms. Senda: I live at 1760 Bush Street, Apartment 409, and I want, I came here to mention about the management and the custodian. We have a marvelous management. We have no complaints. I've lived there for 15 years and the utmost courtesy has been extended to me, but when it comes to the custodian, I have to use medical equipment, diapers, etc., and need to go my, my diapers need to be taken to the incinerator shoot; I cannot go; I had four weeks ago a CBA, left side, I've recovered, and I have daily physical therapy, but I have spinal spidosis, it would be too hard for

me to take care of my rubbish if I would be able to pay someone to clean the hallway or to clean the incinerator room, it's terrible enough that the elevators have to be cleaned and we need the service of a custodian. Now four weeks ago when I had my CBA, I was put to sick [indecipherable] and I said I felt dizzy, I lied down just for a second, I thought, and suddenly I had a CBA, and for a few minutes I wasn't able to get up. And turn the electricity off. So by then I saw the smoke in the house; everyone came to my aid and I wouldn't have, it wouldn't have been possible if I had been alone. You need; we have to have some of the custodian was kind enough to open the back door so we have good ventilation. So, we need the custodian and we have marvelous management [**time**], they've never scolded me because of this mishap and they understand, so please let us have the custodians. We need them.

President G. Brown: Thank you. Is that it? Is that the last one?

Clerk: No sir. David Arnau.

President G. Brown: O.K. Doesn't seem to be here. That's the last one? O.K. Next, we'll move on to the Commissioner's comments and reports. I'm not, I didn't look at some of the other agenda items, I thought these comments came after our reconvening, after our commission, but maybe I'm out of order. I don't have a commission report to make, but I sure I will be one later. O.K. Next. We're going to closed session.

13. COMMISSIONER COMMENTS AND REPORTS

There were no Commissioner Comments and Reports.

14. CLOSED SESSION

A Closed session was scheduled with the Executive Director and Agency Counsel under Government Code Section §54956.9 (b)(1) to discuss potential litigation. The Commission went into Closed session at 5:20 p.m.

15. RECONVENING OF COMMISSION MEETING

President G. Brown: We're going to reconvene the Commission Meeting. So, after hearing all legal stuff. [The meeting reconvened at 7:12 p.m.]

Ms. Martin: We had a discussion about the issue again; the ongoing and potential litigation; however no decisions were made, and we'll continue to update the Commission.

President G. Brown: I'm going to add to this agenda, just before we reconvene, I just want to make a comment, and I think, I'm hoping that it's appropriate, that after hearing the residents and the union reps, you know, I hope that we are not putting the Housing Authority in any other financial binds by what legal actions might come out of that with the resident custodians. I believe that, you know, my biggest arguments or concern is that we're, we're talking about

putting the residents back out, the resident custodians I should say, back out in the streets, and part of this Commission that I think, and I'm only speaking for myself right now, but part of the thing that concerns me most is that being a Housing Authority Commission was to house folks, and not to make them become homeless. I'm hearing a lot of mixed opinions or concepts from the residents and the unions reps out here, I just want to make it clear that if we're going to put people out in the streets, that I am not going to be in favor of that. That's my own personal observation of the comments I'm hearing from the Agenda.

Commissioner Palega: Commissioner Palega echoes that.

14. ADJOURNMENT

President G. Brown: So. Any more comments? All right. I'd like to make a motion that the meeting be adjourned.

Commissioner Palega: So moved.

Meeting adjourned.

President G. Brown adjourned the regularly scheduled meeting of June 23, 2005, at 7:15 p.m.

Gregg Fortner, Secretary/Executive Director

George R. Brown, President

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street • San Francisco CA • 94112 • (415) 554-1200

DATE: June 23, 2005

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

George R. Brown, President
Betty J. Smith, Vice President
Sululagi Palega, Sr., Commissioner
Neola Gans, Commissioner
Rev. Amos Brown, Commissioner
Rev. George Woodruff, Commissioner
Irene Yee Riley, Commissioner

FROM: GREGG FORTNER, SECRETARY / EXECUTIVE DIRECTOR

RE: RESOLUTION ACCEPTING 2005 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING, AUTHORIZING THE PRESIDENT OF THE BOARD OF COMMISSIONERS TO EXECUTE THE RESOLUTION ON BEHALF OF THE BOARD, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO CONDUCT ALL NEGOTIATIONS AND EXECUTE FOR SUBMISSION ALL CONTRACT DOCUMENTS INCLUDING BUT NOT LIMITED TO APPLICATIONS, AGREEMENTS, AMENDMENTS, PAYMENT REQUESTS AND REPORTS WHICH MAY BE NECESSARY FOR RENOVATION OF THE CAL 1-18 (3), HUNTERS VIEW COMMUNITY CENTER, LOCATED AT 249-251 WESTPOINT ROAD

OVERVIEW

Every year the Mayor's Office of Community Development (MOCD), in partnership with the Mayor's Office of Housing (MOH), issues a Request for Proposals (RFP) for the Community Development Block Grant (CDBG) and Emergency Shelters Grant (ESG) Programs. As part of the Mayor's Office vision and leadership, this economic activity is expressly directed to strengthening the economic and social health of lower-income neighborhoods and ensuring that economically disadvantaged persons or communities are provided real opportunities for participation and advancement.

On January 27, 2005, the Commission approved Resolution No. 5199 approving the submittal of the Authority's CDBG Application.

On May 3, 2005, the Citizen's Committee on Community Development (CCCD) recommended $150,000 in funding for the San Francisco Housing Authority for capital improvements to renovate the Cal 1-18 (3), Hunters View Family Community Center, located at 249-251 West Point Road.

On March 30, 2005, the Authority made a presentation to the Citizen's Committee thanking them for the funding recommendation.

Now that our 2005 CDBG Grant Application has been recommended, we must seek the approval of the Commission to authorize the Executive Director to conduct all negotiations, execute and submit all contract documents including, but not limited to applications, agreements, amendments, payment requests and reports which may be necessary for completion of the funded work. Physical Improvements will include: 504/ADA access to the facility, improved exterior lighting, facility rehabilitation to provide linkage to the adjoining unit to increase the space for services, and rehabilitation of the community garden, landscaping and the addition of a picnic area. With the Commission's approval, we can immediately begin work on the projects and incur reimbursable expenses against the awarded funds.

PROCUREMENT
Not Applicable.

OBJECTIVES
In accepting the 2005 CDBG funding, the Authority intends to improve the quality of life of residents by addressing the need for more controlled and structured recreational programs and community resources that will offer the capability of demonstrating the power of positive community services, and providing an outlet for the cultivation of many community-led improvements for our youth, families and seniors. These resources will be provided in a renovated and accessible facility.

PRESENT SITUATION.
The Hunters View Family Community Center is located at 249-251 WestPoint Road, on the backside of the Hunters View Development, just below the Basketball Courts. The Center is located in a ground floor underutilized residential unit.

- This Hunters View resident services facility needs the most attention of all Authority-wide resident services sites. With these improvements, the Center will provide a much need viable resource for the Hunters View Community, which is severely at-risk.

- The Center represents an optimum opportunity for improving Authority community resources and offers the capability of demonstrating the power of positive community services, providing an outlet for the cultivation of many community-led improvements. It is our hope that the Center will engender a great deal of community dialog, small business exploration, and socio-economic planning among residents of all ages.

ANTICIPATED OUTCOMES
Our goal is build a stronger community through recreation and educational programs that foster better relationships among our residents.

The anticipated outcomes are as follows:
- New utilization of spaces providing vital educational services to low- and moderate-income residents,
- An increase in the number of accessible community facilities to provide neighborhood services to persons with disabilities,
- Compliance with Federal, State and City accessibility codes reducing the Authority's liability

exposure, and

- Involvement of residents in design of the facility, its programs, resources, training and employment.

WHO BENEFITS

Hunters View families, seniors and youth will benefit by having an on-site supervised meeting place for recreation and exposure to the Family Community Center. Public housing residents will benefit from employment and economic development opportunities and accessible and improved facilities. The neighborhood and City will benefit from improved opportunities for the Bayview Hunters Point Community.

Once the facility rehabilitation has been completed, the program and services will address the job readiness and educational advancement needs of our residents whose income falls between the very low- to moderate-income range. Our course offerings will allow our residents to receive the skills they need in order to successfully complete the training necessary to thrive outside of the low-income and subsidized housing environment. For those residents who have some work experience already, or are currently employed, our courses will offer ways to explore areas of self-employment and business enterprise. The Family Community Center also will offer life-skills workshops for residents who are in need of more support in that area. Located onsite, our resident participants' ability to participate in these programs will be greatly increased by having this facility in their own backyard.

BUDGET CONSIDERATIONS

For CDBG grants of $100,000 (or more) for the rehabilitation of an existing facility, applicants must provide at least 15% of project costs by the beginning of construction, or allocate funds to pay for all architectural/engineering services and related pre-construction expenses. The Authority will fund the A/E consultant services and related pre-construction expenses, which funds are already included in the 2004 Capital Fund Program budget.

RESIDENT EMPLOYMENT

The Authority will procure a contractor who will be subject to HUD's Section 3 requirements and to the Authority's requirement that residents perform a minimum of 25% of the working hours.

MBE/WBE STATUS

Contractors will be subject to the Authority's Affirmative Action Policies.

RECOMMENDATION

Staff recommends approval of this Resolution.

(Materials Prepared by: Robert Dahlstrom and Alicia Sisca)

RESOLUTION NO. _____
DATE ADOPTED_____

RESOLUTION ACCEPTING 2005 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING, AUTHORIZING THE PRESIDENT OF THE BOARD OF COMMISSIONERS TO EXECUTE THE RESOLUTION ON BEHALF OF THE BOARD, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO CONDUCT ALL NEGOTIATIONS AND EXECUTE FOR SUBMISSION ALL CONTRACT DOCUMENTS INCLUDING BUT NOT LIMITED TO APPLICATIONS, AGREEMENTS, AMENDMENTS, PAYMENT REQUESTS AND REPORTS WHICH MAY BE NECESSARY FOR RENOVATION OF THE CAL 1-18 (3), HUNTERS VIEW COMMUNITY CENTER, LOCATED AT 249-251 WESTPOINT ROAD

WHEREAS, the San Francisco Mayor's Office of Community Development (MOCD), in partnership with the Mayor's Office of Housing (MOH), issued a Request for Proposals (RFP) for the 2005 Community Development Block Grant (CDBG) and Emergency Shelters Grant (ESG) Programs on December 16, 2004; and

WHEREAS, on January 27, 2005, the San Francisco Housing Authority (Authority) Commission approved Resolution No. 5199 authorizing the submittal of the Authority's CDBG application, and

WHEREAS, for the year 2005, one of the CDBG grants recommended to be funded by the Citizen's Committee on Community Development (CCCD) is a $150,000 allocation for the San Francisco Housing Authority for capital improvements to renovate the Cal 1-18 (3), Hunters View Family Community Center, located at 249-251 West Point Road; and

WHEREAS, the Authority recognizes that the proposed project meets the requirements of the CDBG program; and

WHEREAS, procedures established by MOCD require the applicant for Community Development Block Grant (CDBG) and Emergency Shelters Grant (ESG) funding to certify by Commission resolution the acceptance of CDBG or ESG funds prior to preparation of the City and the Authority Grant Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The President of the Board of Commissioners of the Authority is authorized to execute the required document: "Resolution of the Board of Commissioners" on behalf of the Board of Commissioners.
2. The Executive Director is authorized to conduct all negotiations, execute and submit all contract documents including, but no limited to applications, agreements, amendments, payment requests and reports which may be necessary for the renovation of the Cal 1-18 (3), Hunters View Family Community Center, located at 249-251 West Point Road.
3. The Resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

DONNA MARTIN,
General Counsel

Date: 6-20-05

REVIEWED BY:

GREGG FORTNER,
Executive Director

Date: 6/20/05

RESOLUTION - ROUTING SLIP

FOR COMMISSION MEETING OF: June 23, 2005

DATE Submitted to OGC:

FROM: Barbara Smith, Administrator, Housing Development and Modernization

Prepared by: Robert Dahlstrom, Deputy Administrator 6/13

RESOLUTION ACCEPTING 2005 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING, AUTHORIZING THE PRESIDENT OF THE BOARD OF COMMISSIONERS TO EXECUTE THE RESOLUTION ON BEHALF OF THE BOARD, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO CONDUCT ALL NEGOTIATIONS AND EXECUTE FOR SUBMISSION ALL CONTRACT DOCUMENTS INCLUDING BUT NOT LIMITED TO APPLCIATIONS, AGREEMENTS, AMENDMENTS, PAYMENT REQUESTS, AND REPORTS WHICH MAY BE NECESSARY FOR RENOVATION OF THE CAL 1-18(3), HUNTERS VIEW COMMUNITY CENTER, LOCATED AT 249-251 WESTPOINT ROAD.

APPROVALS

1. FINANCE

Approved by e-mail

Herb Lum, Budget Manager

Date 6/13/05

2. BUDGET

N/A

Signature No CFP Funds

Date

3. PROCUREMENT

Approved by e-mail

Rene Larosa, Deputy Administrator
BASS

6/13/05

4. ADMINISTRATIVE SERVICES

Approved by e-mail

Michael Roetzer, BASS Administrator

Date 6/14/05

5. OFFICE OF GENERAL COUNSEL

Donna Martin, Managing Attorney

Date

6. HOUSING MANAGEMENT

Signature

Date

7. EXECUTIVE OFFICE

Gregg Fortner, Executive Director

Date

Dahlstrom, Bob

From: Dahlstrom, Bob
Sent: Monday, June 13, 2005 12:29 PM
To: Roetzer, Michael; Latosa, Rene; Lum, Herb
Cc: Smith, Barbara; Martin, Donna; Ilalio, Lima; Sisca, Alicia; Tang, Elizabeth; Leroy, Gerald; Mulios, Terry; Owens, Julissa
Subject: Resolution 2005 CDBG

Importance: High

Mike, Rene & Herb:
Attached is the Resolution to approve acceptance of 2005 MOCD CDBG funding for the Hunters View Community Center. This is for the June 23rd Commission meeting. Note that no SFHA funds are being obligated. Please vote by the close of work today as the approved hard copy is due in Legal tomorrow morning. Sorry about the short notice.
Thanks, Bob

Resolution 2005 CDBG 6.23.05.d...

Bob Dahlstrom
Deputy Administrator
Housing Development & Modernization Department
San Francisco Housing Authority
1815 Egbert Ave.
San Francisco, CA 94124
Tel.: 415.715.3215
Fax.: 415.715.3243

Tracking:

Recipient	Read	Response
Roetzer, Michael		
Latosa, Rene	Read: 6/13/2005 12:38 PM	Approve: 6/13/2005 3:33 PM
Lum, Herb	Read: 6/13/2005 1:05 PM	Approve: 6/13/2005 1:06 PM
Smith, Barbara	Read: 6/13/2005 12:43 PM	
Martin, Donna	Read: 6/13/2005 12:50 PM	
Ilalio, Lima	Read: 6/13/2005 12:31 PM	
Sisca, Alicia	Read: 6/13/2005 12:47 PM	
Tang, Elizabeth	Read: 6/13/2005 1:04 PM	
Leroy, Gerald	Read: 6/13/2005 12:30 PM	
Mulios, Terry	Read: 6/13/2005 12:29 PM	
Owens, Julissa	Read: 6/13/2005 12:39 PM	

Dahlstrom, Bob

From: Roetzer, Michael
Sent: Tuesday, June 14, 2005 10:20 AM
To: Dahlstrom, Bob
Subject: Approve: Resolution 2005 CDBG

edits coming separately

SAN FRANCISCO HOUSING AUTHORITY
440 TURK STREET • SAN FRANCISCO • CALIFORNIA • 94102 • (415) 554-1200

CERTIFICATE

I, George R. Brown, duly elected President of the Board of Commissioners of the Housing Authority of the City and County of San Francisco, do hereby certify that the following was adopted at the Regular Meeting of the Commission held on June 23, 2005:

RESOLUTION NO. 5220

RESOLUTION ACCEPTING 2005 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING, AUTHORIZTING THE PRESIDENT OF THE BOARD OF COMMISSIONERS TO EXECUTE THE RESOLUTION ON BEHALF OF THE BOARD, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO CONDUCT ALL NEGOTIATIONS AND EXECUTE FOR SUBMISSION ALL CONTRACTS DOCUMENTS INCLUDING BUT NOT LIMITED TO APPLICATIONS, AGREEMENTS, AMENDMENTS, PAYMENT REQUESTS AND REPORTS WHICH MAY BE NECESSARY FOR RENOVATION OF THE CAL 1-18 (3), HUNTERS VIEW COMMUNITY CENTER, LOCATED AT 249-251 WESTPOINT ROAD

Attached is a true and correct copy of the Resolution as adopted at the said meeting, on file and on record as adopted by the following vote of the Members:

FOR ADOPTION:
George R. Brown
Betty J. Smith
Sululagi Palega, Sr.
Neola Gans
Irene Yee Riley

ABSTAINED:

ABSENT (EXCUSED):
Rev. George Woodruff
Rev. Amos Brown

IN TESTIMONY, WHEREOF, I have hereto set my hand and seal of said Authority this date: July 28, 2005.

George R Brown

George R. Brown, President
SFHA Commission

SAN FRANCISCO HOUSING AUTHORITY
440 TURK STREET • SAN FRANCISCO • CALIFORNIA • 94102 • (415) 554-1200

CERTIFICATE

I, George R. Brown, duly elected President of the Board of Commissioners of the Housing Authority of the City and County of San Francisco, do hereby certify that the following was adopted at the Regular Meeting of the Commission held on June 23, 2005:

RESOLUTION NO. 5220

RESOLUTION ACCEPTING 2005 COMMUNITY DEVELOPMENT BLOCK GRANT (cdbg) FUNDING, AUTHORIZTING THE PRESIDENT OF THE BOARD OF COMMISSIONERS TO EXECUTE THE RESOLUTION ON BEHALF OF THE BOARD, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO CONDUCT ALL NEGOTIATIONS AND EXECUTE FOR SUBMISSION ALL CONTRACTS DOCUMENTS INCLUDING BUT NOT LIMITED TO APPLICATIONS, AGREEMENTS, AMENDMENTS, PAYMENT REQUESTS AND REPORTS WHICH MAY BE NECESSARY FOR RENOVATION OF THE CAL 1-18 (3), HUNTERS VIEW COMMUNITY CENTER, LOCATED AT 249-251 WESTPOINT ROAD

Attached is a true and correct copy of the Resolution as adopted at the said meeting, on file and on record as adopted by the following vote of the Members:

FOR ADOPTION:
George R. Brown
Betty J. Smith
Sululagi Palega, Sr.
Neola Gans
Irene Yee Riley

ABSTAINED:

ABSENT (EXCUSED):
Rev. George Woodruff
Rev. Amos Brown

IN TESTIMONY, WHEREOF, I have hereto set my hand and seal of said Authority this date: July 28, 2005.

George R Brown

George R. Brown, President
SFHA Commission

SAN FRANCISCO HOUSING AUTHORITY
440 TURK STREET • SAN FRANCISCO • CALIFORNIA • 94102 • (415) 554-1200

CERTIFICATE

I, George R. Brown, duly elected President of the Board of Commissioners of the Housing Authority of the City and County of San Francisco, do hereby certify that the following was adopted at the Regular Meeting of the Commission held on June 23, 2005:

RESOLUTION NO. 5221

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT TO HUD THE AUTHORITY'S APPROVED ANNUAL PLAN AS MANDATED BY SECTION 511 OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998

Attached is a true and correct copy of the Resolution as adopted at the said meeting, on file and on record as adopted by the following vote of the Members:

FOR ADOPTION:
George R. Brown
Betty J. Smith
Sululagi Palega, Sr.
Neola Gans
Irene Yee Riley

ABSTAINED:

ABSENT (EXCUSED):
Rev. George Woodruff
Rev. Amos Brown

IN TESTIMONY, WHEREOF, I have hereto set my hand and seal of said Authority this date: July 28, 2005.

George R Brown

George R. Brown, President
SFHA Commission

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street • San Francisco CA • 94112 • (415) 554-1200

DATE: **June 17, 2005**

TO: **San Francisco Housing Authority Commission**

George R. Brown, President
Betty J. Smith, Vice President
Sululagi Palega, Sr., Commissioner
Neola Gans, Commissioner
Rev. Amos Brown, Commissioner
Rev. George Woodruff, Commissioner
Irene Yee Riley, Commissioner

FROM: **Gregg Fortner, Executive Director**

SUBJECT: **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT TO HUD THE AUTHORITY'S APPROVED ANNUAL PLAN AS MANDATED BY SECTION 511 OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998**

OVERVIEW

Section 511 of the *Quality Housing and Work Responsibility Act (QHWRA)* of 1998 requires all public housing authorities to submit "annual plans" to the U.S. Department of Housing And Urban Development (HUD) prior to the end of each fiscal year.

ANNUAL PLAN

The Annual Plan serves as an instrument for future planning for the San Francisco Housing Authority. While compliance is mandatory, as described in the QHWRA, an annual plan is a critical tool in a public housing authority's efforts to continue to be a healthy and successful housing agency. The Housing Authority's current Annual Plan outlines the goals and objectives for the next fiscal year regarding the following items:

1. Statement of Needs
2. Statement of Financial Resources
3. Agency plan for implementing federally mandated policies in the following areas:
    a. Admissions and Continued Occupancy Policy
    b. Rent Determination
    c. Operations Management
    d. Grievance Procedure
    e. Capital Improvements
    f. Demolition/Disposition of Distressed Properties
    g. Designation of Public Housing for Elderly/Disabled Families
    h. Conversion of Public Housing
    i. Homeownership
    j. Community Service and Self-Sufficiency
    k. Safety and Crime
    l. Pet Policy
    m. Civil Rights Certification
    n. Annual Audit
    o. Asset Management
    p. Section 8 Administrative Plan

(Attached is a summary of items where significant changes have been made. These items are: (1) The Public Housing Lease Agreement, (2) Changes to the Section 8 Voucher Administrative Plan and (3) Housing And Modernization Changes)

TIME FRAME FOR SUBMISSION OF THE ANNUAL PLAN

The completed and Board of Commissioners-approved plan must be electronically submitted to HUD at least 75 days before the end of the fiscal year (September 30, 2005). HUD must receive the document by July 15, 2005.

Federal law requires the SFHA to advertise the notice of a public hearing to divulge contents of the proposed annual plan at least 45 days before the scheduled public hearing. The San Francisco Housing Authority accomplished this task, and held public hearings on April 16, 2005, and June 15, 2005. During these two-hour meetings, Section 8 and public housing residents as well as members of community organizations and government agencies had an opportunity to listen to Housing Authority staff members explain components of the proposed annual plan.

Housing Authority staff members also answered the questions of residents and community members. In addition to English, Housing Authority staffers translated the meeting proceedings into the following languages: Spanish, Chinese, Vietnamese and Russian.

Additionally, the SFHA coordinated four Resident Advisory Board (RAB) meetings. In order to gain more Annual Plan comments and input, the SFHA also held two meetings with community-based organizations. People residing in public housing family and senior/disabled developments as well as Section 8 residents participated in the public hearings and RAB meetings. Through these meetings the SFHA made every effort to include residents, community advocates and the general public in the planning process.

OBJECTIVE

The objective of this resolution is to ensure that the San Francisco Housing Authority complies with the QHWRA's mandates as they relate to the electronic submission of the Board of Commissioners-approved Annual Plan.

PRESENT SITUATION

The SFHA has completed the requisite Annual Plan "template" for transmission to HUD. Staff members have compiled all necessary supporting documentation, and mandatory public hearings have been held. The SFHA must submit the template for HUD review no later July 15, 2005. Late submission could result in sanctions and the possible withholding of future *Capital Fund Program* payments until HUD has received and approved the Annual Plan.

ANTICIPATED OUTCOME

It is anticipated that this resolution will ensure that the SFHA will comply with QHWRA mandates regarding plan submission and that the Plan will provide a detailed blueprint for the next fiscal year.

WHO BENEFITS

This resolution benefits the SFHA and its residents by ensuring compliance with statutory requirements resulting in timely receipt of annual funding beginning October 1, 2005.

BUDGET CONSIDERATION

This resolution has direct budgetary impact on the SFHA. If the Board of Commissioners were not to approve the Annual Plan, and staff does not electronically transmit to HUD the template, HUD could withhold the SFHA's future Capital Fund Program allocation. Possible HUD-imposed sanctions could result in the loss or delay of future grant funds being awarded to the SFHA.

IMPLEMENTATION

The Board of Commissioners must authorize the transmission of the SFHA's template, as mandated by HUD.

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Executive Director to submit to HUD the SFHA's Annual Plan, herein approved by Resolution, as mandated by Section 511 of the Quality Housing and Work Responsibility Act of 1998.

RESOLUTION NO:_____
DATE ADOPTED:_____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) THE AUTHORITY'S ANNUAL PLAN AS MANDATED BY SECTION 511 OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) adopted the Quality Housing and Work Responsibility Act (QHWRA) of 1998; and

WHEREAS, Section 511 of the Quality Housing and Work Responsibility Act mandates that a public housing authority to submit an annual plan seventy-five days before the end of its fiscal year; and

WHEREAS, the San Francisco Housing Authority recognizes the need to comply with the QHWRA mandate; and

WHEREAS, the SFHA held public meetings on April 16, 2005, and June 15, 2005, regarding its Annual Plan;

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners has reviewed the Annual Plan and approves it as presented.

2. The Executive Director is authorized to submit the Annual Plan to HUD as required under the QHWRA.

APPROVED AS TO FORM AND LEGALITY:

Donna Martin
General Counsel

6/20/05
Date

REVIEWED BY:

Gregg Fortner
Executive Director

6/20/05
Date

SAN FRANCISCO HOUSING AUTHORITY
SECTION 8 PROGRAM

SECTION 8 ANNUAL PLAN CHANGES

- Revised language to permit participants in the Homeownership Program to have an interest in their assisted unit.
- Clarified language in the Plan regarding the issuance of a larger-sized Voucher to a family due to medical needs.
- Added language in the Plan to give families an additional 60 days notice of a rent increase as a result of a change in the Payment Standard when the Fair Market Rent is reduced by more than five percent (5 %).
- Clarified language regarding the Earned Income Disregard for families in the Section 8 Program to specify it applies only to Senior and Disabled families at this time.
- Added language to specify the appeal process following an Informal Hearing
- Added language to address implementation of Congressional Funding Shortfalls as they pertain to Section 8 Family participants.
- Added language to the Homeownership Chapter of the Plan addressing Public Housing resident participation in the Section 8 Homeownership Program and exempting them from the one-year Section 8 residency requirement prior to Homeownership participation.

PROJECT-BASED VOUCHER PROGRAM ADMIN. PLAN CHANGES

- Clarified language in the Plan regarding the issuance of a larger-sized Voucher to a family due to medical needs.
- Added language in the Plan to give families an additional 60 days notice of a rent increase as a result of a change in the Payment Standard when the Fair Market Rent is reduced by more than five percent (5 %).
- Clarified language regarding the Earned Income Disregard for families in the Section 8 Program to specify it applies only to Senior and Disabled families at this time.

Lease Comparison
18-Mar-97 to 2005 Version

PARTIES

No substantive changes.

LEASE TERM

- Changes Lease term from one month to one year.

HOUSEHOLD MEMBERS

- Adds Driver's License or CA ID #
- Expands rights of SFHA to terminate Lease for violation of Lease Terms by any Household Member;
- Expands and defines Tenant's duty to notify SFHA of "guest", and if guest has criminal background;
- Expands definition of additions to the Household Members and duty to notify SFHA of same;
- Expands definition of "live-in aide" and Tenant's duty to provide documentation for same; defines limitations of rights of "live-in aide" under Lease;
- Adds duty of Tenant to wait for approval by SFHA before adding a new Household Member or "live-in aide";
- Adds duty of Tenant to notify SFHA if any Household Member vacates Residence;
- Makes Tenant liable for any act of any Household Member so long as such Household Member remains on the Lease;

- Gives warning that SFHA will not remove a Household Member from the Lease once a Lease violation has occurred.

RENT

- Changes late charge for payment of rent from $15 to $25;
- Establishes that payment of late charge does not cure Tenant's default for timely payment of rent and reserves right of SFHA to serve notice to pay rent or quit despite payment of late charge;
- Establishes $25 service charge for returned checks;
- Defines "Habitual Late Payment"; reserves SFHA's right to terminate Lease for same;
- Changes transfer of prior amounts owing by Tenant to a new lease: adds ability for Tenant to enter into Stipulated Agreement for payment of monies owing before entering into a new lease agreement with the SFHA;
- Holds SFHA harmless for failure to deliver Residence; conversely, leaves Tenant free from paying Rent until possession is delivered.

OTHER CHARGES

New Section. Enumerates Tenant's responsibility for payment of other charges set forth in Lease, including charges for maintenance and repair of damages beyond normal wear and tear, and for excessive utility consumption.

DEPOSITS

- Increases security deposit from Monthly Rent or minimum of $50 to Monthly Rent or minimum of $100;
- Sets Pet Deposit at $100 and defines refund policy;

- Sets business activity deposit at $250; notifies Tenant of "additional deposit as required . . . for approved installation of satellite dishes."

UTILITIES, APPLIANCES, SERVICES

- Notifies Tenant that SFHA will provide appliances and utilities only as set forth in the pre-Lease form;
- Notifies Tenant that stove and refrigerator are provided in "as-is" condition with no warranties;
- Notifies Tenant that in case of damage beyond repair, refrigerator will not be replaced;
- Makes nonpayment of utilities on part of Tenant a violation of the Lease;
- Sets forth Tenant responsibilities to conserve utilities, and not to tamper or defraud. Makes such acts a violation of the Lease;
- Addresses installation of washing machines and dryers.

RENT DETERMINATION AND MODIFICATIONS

- Adds duty of Tenant to provide certification for any pets approved in accordance with Lease terms during recertification process;
- Provides for an abatement of rent in cases of damage or loss to the dwelling outside Tenant's control; conversely, provides that no abatement of rent shall occur if tenant rejects alternate accommodation in cases of damage or loss of dwelling, or if damage is caused by Tenant or Household Members;
- Provides recourse to SFHA if Tenant delays review process by allowing retroactive application of new rent amount;

- Requires Tenant to provide proof of removal of any Household Member from Lease and Residence;
- Notifies Tenant of Tenant's right to review and challenge outcome of rent determination and right to grievance procedure;
- Notifies Tenant that any change in rent shall be given in writing.

PET POLICY

- Defines and expands pet policy;
- Notifies Tenant of requirement to obtain prior approval of SFHA, sign Pet Agreement and pay Pet Deposit.

TRANSFERS

- Adds following grounds for SFHA's right to transfer Tenant and Household Members to another unit:
    - Tenant's current Residence is needed as a disabled unit and current Tenant and/or Household Members do not qualify;
    - A move is ordered as a result of a Court action.
- Adds language regarding Tenant requests for transfers; defines rights and restrictions thereunder;
- Notifies Tenant that transfers necessitated by Tenants' own acts or omissions may make Tenant subject to eviction, but in any case restricts transfers in such cases to only one (1) such transfer.

INSPECTIONS AND ENTRIES

- Notifies Tenant that it is a material breach of the Lease if security codes or other means of access to their residence are not provided to the SFHA.

"SFHA OBLIGATIONS AND RESPONSIBILITIES" changed to "NOTICE OF HUD REQUIREMENTS"

No substantive change.

OBLIGATIONS OF TENANTS, HOUSEHOLD MEMBERS AND GUESTS

- Makes Tenant liable for actions of "persons other than guests who enter the Development at the invitation of Tenant or a Household Member."
- Substantially broadens and expands previous obligations and prohibitions:

Obligates Tenant to: use facilities in a reasonable and safe manner; disclose if Residence is used as a Child Care facility; participate in community service; report hazardous conditions to SFHA within 24 hours; allow SFHA to enter Residence for purposes of rodent and vermin control; monitor and maintain smoke detectors; dispose of garbage; comply with all Health & Safety regulations; abide by all Housekeeping regulations; maintain grounds; act in a manner that permits quiet enjoyment by other tenants; supervise minor children at all times; play sports in designated areas; inform Property Manager of any restraining orders or stipulated judgments; actively prevent the buildup of mold or mildew.

Prohibits Tenant from: assigning or subleasing Residence; making alterations to Residence; damaging Residence or property; storing or keeping ammunition or other fire safety hazards; allowing unknown guests from entering property; interfering with the job responsibilities of any SFHA employees, vendors, service personnel or representatives; installing locks without prior consent; creating a nuisance; installing satellite dishes without prior approval; posting of signs; storage of property outside the Residence;

feeding of pigeons or other wildlife; installing a waterbed; and finally engaging in any activity violating another individual's Civil Rights.

- Rules governing motor vehicles are also extensively covered.

Note: many of these positive and negative directives end with specific warnings that noncompliance will be met with Lease termination.

PROHIBITION ON FIREARMS AND OTHER ILLEGAL WEAPONS

- The 1997 lease permits ownership of firearms when authorized; the 2005 lease completely prohibits it.

CRIMINAL AND DRUG RELATED ACTIVITY

- New to 2005 Lease. Sets out and explains SFHA's "zero tolerance" policy and penalties under HUD's "One Strike" laws. Extensive section covering criminal activity, drug-related criminal activity, methamphetamine convictions, registered sex offenders, fugitive felons or parole violators, alcohol abuse; SFHA's use of criminal records and civil citations in monitoring Tenants' continued rights to habitation; and fraudulent information used in obtaining housing.

TERMINATION OF LEASE BY TENANTS

No substantive change.

TERMINATION OF LEASE BY SFHA

- Substantially changed by setting forth rights of SFHA to terminate Lease "in accordance with U.S. Department of Housing and Urban Development regulations, State and local law, and the terms of this Lease." Enumerates SFHA's rights and remedies.

ABANDONMENT

- New section. Sets forth definition of and rights under "Abandonment" of Premises by Tenant.

NOTICES/LEGAL NOTICES

- Adds provision that SFHA will provide notices to visually impaired Tenants in an accessible format, and if the notice is of a proposed adverse action, it shall provide the Tenant with the right to request a grievance hearing.

GRIEVANCE PROCEDURE

- Expands and explains both Tenant's and SFHA's rights under same.

PROVISIONS FOR MODIFICATIONS

- Provision added that Tenant's failure to accept a Lease revision constitutes grounds for eviction.
- Provision added which incorporates all subsidiary documents (Maintenance Charge List, Pet Policy, ACOP, etc.), into Lease. Gives Tenant 30 days' notice of effective day of any change and right to comment.

HOUSEKEEPING STANDARDS

New Section

- Sets forth SFHA affirmative covenants to treat all Tenants fairly and uniformly, to inspect Residences at least annually, and to determine compliance with Housekeeping Standards.
- Sets forth Tenant responsibilities to abide by an enumerated list of Housekeeping Standards.

INDEMNITY

New Section

- Tenant agrees to hold SFHA harmless from any claim for injury or loss resulting from circumstances beyond the control of SFHA.

INSURANCE

- Revision of old "Miscellaneous" section. SFHA holds itself harmless from any claim for loss or damage to Tenant's personal property in or around Residence. Tenants encouraged to obtain renter's insurance. Limits SFHA's liability to "that imposed by law."

MEGAN'S LAW

- New section. Informs Tenants of same.

[END]

In June 2002, a Comprehensive Physical Needs Assessment completed for all Authority properties identified several sites best suited for disposition, infill or revitalization. These actions have been identified as a high priority in every Authority Annual Plan since the 2002 Fiscal Year. From August 3, 2003 through September 30, 2003, the Authority publicly advertised for and distributed extensively to developers, a Request For Qualifications (RFQ) to Develop Authority-Owned Land that included 18 public housing sites. The Authority is now implementing some of these proposed plans based on timing, funding opportunities, and resident/community advisory group feedback.

COLERIDGE -disposition/ sale of two (2) public housing units to provide improvements at other sites
The Authority has applied to HUD for the disposition of one of its smallest properties due to their overall dilapidation and high ongoing maintenance costs associated with scattered sites. We are considering this action in order to provide program income from the property that could be used for constructing six(6) additional public housing apartments at Ping Yuen North and making improvements at other public housing sites where the Authority has a backlog of immediate physical needs. This vacant two unit property located at 75-77 Coleridge Street, is severely deteriorated, and would need substantial capital improvements to be habitable.

PING YUEN NORTH -infill/addition of six (6) public housing units on the top floor of the building
The Authority received $524,044 in U.S. Department of Housing and Urban Development ("HUD") Replacement Housing Factor (RHF) funds that may only be used to construct new public housing. The funding will be used to build six(6) new apartments at Ping Yuen North on the top floor in unimproved vacant space. The RHF funds must be obligated by September 16, 2005 and requires leverage from other funding sources, which may include the disposition of public housing property.The additional funding required as leverage will be met by $203,277 awarded by the Mayor's Office of Housingand program income from the disposition of the Coleridge.

ROSA PARKS PHASE 2 -infill/ addition of up to 100 subsidized housing units in underutilized land
Underutilized portions of the Rosa Parks site were identified as a great opportunity to add subsidized units. In response to a Request For Qualifications (RFQ) for developers, the Authority received a strong Statement of Qualifications for adding housing at this site from a well qualified development team Citizens Housing Corporation and the Related Companies and their co-sponsors. A selection panel that included residents and community representatives has approved the team,, and the Commission has authorized the Executive Director to begin negotiations, identify funding opportunities, and work with the residents and the community on a viable design.

HOPE VI SAN FRANCISCO -Hunters View revitalization, up to 600 public, subsidized, homeownership units
Mayor Gavin Newson has proposed a HOPE VI-like approach to revitalizing target inner city areas. Hunters View is considered to be one of the most severely distressed of the Authority's housing developments. As a gateway to the Hunters Point neighborhood and the Hunters Point Shipyard, this site has tremendous potential for revitalization that will provide a safe and healthy environment for public housing residents and households with a mix of incomes. As part of the Authority's RFQ mentioned above, the development team of (1) Ridgepoint Non-Profit Housing Corporation, The John Stewart Company, and Devine & Gong, Inc., expressed interest in the comprehensive revitalization of Hunters View, and (2) Habitat for Humanity SF expressed interest in the construction of several homes for first-time homebuyers on a portion of the Hunters View site. The selection process is currently underway.

OTHER REVITALIZATION EFFORTS
Although the U.S. Congress has not approved HOPE VI funding for the last two years, the Authority continues to identify creative, feasible and much need approaches to build additional public and affordable housing. In cooperation with the San Francisco Redevelopment Agency, the Mayor's Office of Housing and the for- and non-profit sector developers, many new projects are in the pipeline.

RESOLUTION - ROUTING SLIP

FOR COMMISSION MEETING OF:	
DATE: 6/17/05	FROM: **Naja W. Boyd**

SUBJECT: **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT TO HUD THE AUTHORITY'S APPROVED ANNUAL PLAN AS MANDATED BY SECTION 511 OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998**

APPROVALS

1. FINANCE Date_____		**6. HOUSING DEVELOPMENT** Barbara Smith, Administrator Date_____
2. BUDGET _____ Signature Date_____		_____ Dollar Amount _____ Account No.
3. PROCUREMENT Rene Latosa, Deputy Administrator, BASS Date_____		**7. OTHER** Date_____
4. ADMINISTRATIVE SERVICES Michael Roetzer, BASS Administrator Date_____		**8. OFFICE OF GENERAL COUNSEL** Donna Martin, Managing Attorney Date_____
5. EXECUTIVE OFFICE Naja W. Boyd, Deputy Executive Director Date 6/17/05		**9. EXECUTIVE OFFICE** Gregg Fortner, Executive Director Date_____

ЖИЛИЩНОЕ УПРАВЛЕНИЕ САН–ФРАНЦИССКО
440 TURK STREET, SAN-FRANCISCO, CA 94112, (415) 554-1200

ОБЪЯВЛЕНИЕ

СОГЛАСНО РАСПИСАНИЮ ОЧЕРЕДНАЯ ВСТРЕЧА КОМИССИИ ЖИЛИЩНОГО УПРАВЛЕНИЯ САН–ФРАНЦИССКО СОСТОИТСЯ ВО ЧЕТВЕРГ, 23 ИЮНЯ 2005–ГО ГОДА В 16:00 ПО АДРЕСУ: 440 TURK STREET, SAN FRANCISCO, CA 94102

ПОВЕСТКА ДНЯ
23 ИЮНЯ 2005Г

1. ПРИСУТСТВУЮТ:

   GEORGE R. BROWN, ПРЕЗИДЕНТ
   BETTY J. SMITH, ВИЦЕ–ПРЕЗИДЕНТ
   SULULAGI PALEGA, ЧЛЕН КОМИССИИ
   NEOLA GANS, ЧЛЕН КОМИССИИ
   REV. AMOS BROWN, ЧЛЕН КОМИССИИ
   REV. GEORGE WOODRUFF, ЧЛЕН КОМИССИИ
   IRENE YEE RILEY, ЧЛЕН КОМИССИИ

2. УТВЕРЖДЕНИЕ ПОВЕСТКИ ДНЯ

3. УТВЕРЖДЕНИЕ ПРОТОКОЛОВ

   - 9 июня 2005г– регулярное заседание комиссии

4. ОБЩЕЕ ОБСУЖДЕНИЕ

5. ОТЧЁТ СЕКРЕТАРЯ

6. ОТЧЁТ КОМИТЕТА

   КОМИТЕТ РАЗЛИЧИЙ В КУЛЬТУРЕ–ОТЧЁТ О ЗАСЕДАНИИ ОТ 21 ИЮНЯ 2005Г
   ФИНАНСОВЫЙ КОМИТЕТ– НЕТ ВОПРОСОВ
   ПЕРСОНАЛЬНЫЙ КОМИТЕТ= НЕТ ВОПРОСОВ
   КОМИТЕТ РАЗВИТИЯ – НЕТ ВОПРОСОВ

7 ОТЧЁТ КОНСУЛЬТАНТА

8. ОТЧЁТ ПРЕДСТАВИТЕЛЯ ЖИЛЬЦОВ
РАСШИРЕННЫЙ ГОРОДСКОЙ СОВЕТ–ПЕНСИОНЕРЫ/ИНВАЛИДЫ
АССОЦИАЦИЯ ЖИЛЬЦОВ ГОСУДАРСТВЕННЫХ ДОМОВ (РНГА)

9. ВЫСТУПЛЕНИЯ ПРИСУТСТВУЮЩИХ ПО ВОПРОСАМ ПОВЕСТКИ ДНЯ
РЕГЛАМЕНТ 2 МИНУТЫ

ПРИСУТСТВУЮЩИМ БУДЕТ ПРЕДОСТАВЛЕНА ВОЗМОЖНОСТЬ ВЫСТУПИТЬ ПО ПОВЕСТКЕ ДНЯ ПРЕЖДЕ ЧЕМ КАКОЕ–ЛИБО РЕШЕНИЕ БУДЕТ ПРИНЯТО КОМИССИЕЙ, СОГЛАСНО ПРАВИЛАМ ПРИНЯТЫМ ЖИЛИЩНЫМ УПРАВЛЕНИЕМ ОТ 2/23/95, РЕЗОЛЮЦИЯ НОМЕР 4423. ПЕРЕД ОКОНЧАНИЕМ ЗАСЕДАНИЯ, СОГЛАСНО СТАТЬЕ 11, ПРИСУТСТВУЮЩИМ БУДЕТ ДАНА ВОЗМОЖНОСТЬ ВЫСТУПИТЬ ПО ВОПРОСАМ ВНЕ ПОВЕСТКИ ДНЯ

10. НЕЗАВЕРШЁННЫЕ ДЕЛА– НЕТ

11. НОВЫЕ ВОПРОСЫ

(A) РЕЗОЛЮЦИЯ, О ПРИНЯТИИ 2005 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING, ДАЮЩАЯ ПРАВО ПРЕЗИДЕНТУ СОВЕТА ЧЛЕНОВ КОМИССИИ НА ЕЁ ВЫПОЛНЕНИЕ ОТ ИМЕНИ СОВЕТА И ДАЮЩАЯ ПРАВО ИСПОЛНИТЕЛЬНОМУ ДИРЕКТОРУ НА ПРОВЕДЕНИЕ ВСЕХ ПЕРЕГОВОРОВ И ВЫПОЛНЕНИЕ ДЛЯ РАССМОТРЕНИЯ ВСЕХ КОНТРАКТНЫХ ДОКУМЕНТОВ, ВКЛЮЧАЯ, НО НЕ ОГРАНИЧИВАЯСЬ ЗАЯВЛЕНИЯМИ, СОГЛАШЕНИЯМИ, ПОПРАВКАМИ, ПЛАТЁЖНЫМИ ВЕДОМОСТЯМИ И ОТЧЁТАМИ, КОТОРЫЕ МОГУТ БЫТЬ НЕОБХОДИМЫ ДЛЯ ВОССТАНОВИТЕЛЬНЫХ РАБОТ НА CAL 1-18 (3), HUNTERS VIEW COMMUNITY CENTER, РАСПОЛОЖЕННОМ НА 249-251 WESTPOINT ROAD

(B) РЕЗОЛЮЦИЯ, ДАЮЩАЯ ПРАВО ИСПОЛНИТЕЛЬНОМУ ДИРЕКТОРУ НА ПЕРЕДАЧУ В U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) ГОДОВОГО ПЛАНА ЖИЛИЩНОГО УПРАВЛЕНИЯ, КАК ТРЕБУЕТ SECTION 511 АКТА О КАЧЕСТВЕННОМ ЖИЛЬЕ И ОТВЕТСТВЕННОСТИ ЗА РАБОТУ ОТ 1998Г

12 ОБСУЖДЕНИЕ ВОПРОСОВ НЕ ВХОДЯЩИХ В ПОВЕСТКУ ДНЯ

13 КОММЕНТАРИИ И ОТЧЁТ ЧЛЕНОВ КОМИССИИ

14 ЗАКРЫТОЕ ЗАСЕДАНИЕ

Закрытая сессия проводится с исполнительным директором и консультантом агенства, согласно положений Government Code Section 54956.9 (b)(1), для обсуждения потенциального спора.

15 ПРОДОЛЖЕНИЕ ЗАСЕДАНИЯ КОМИССИИ

16 ЗАКРЫТИЕ ЗАСЕДАНИЯ

_____

GREGG FORTNER, ИСПОЛНИТЕЛЬНЫЙ ДИРЕКТОР

三藩市房屋局
440 TURK STREET，SAN FRANCISCO, CALIFORNIA 94102
(415) 554-1200

會議通告

三藩市房屋委員會定期會議
日期：二零零五年六月二十三日(星期四)下午四時
地點：440 TURK STREET, SAN FRANCISCO, CALIFORNIA, 94102

議程表
二零零五年六月二十三日

1. 各委員點名

   主席 - George R. Brown
   副主席 - Betty J. Smith
   委員 - Sululagi Palega, Sr.
   Neola Gans
   Amos Brown 牧師
   George Woodruff 牧師
   Irene Yee Riley

2. 通過會議議程

3. 通過會議記錄

   - 二零零五年六月九日委員會定期會議

4. 一般訊息

5. 秘書報告

6. 委員會報告

多元化委員會 - 2005年6月21日會議報告
財務委員會 - 沒有報告
人事部委員會 - 沒有報告
發展委員會 - 沒有報告

7. 法律顧問報告

8. 住客代表報告

包括全城市的耆英/殘障
公屋住客聯會(PHTA)

9. 公衆對議程事項意見：每人限制兩分鐘

注意：*公衆將有機會在委員會採取任何行動之前，對會議議程發表意見，詳情可參照三藩市房屋委員會在一九九五年二月二十三日通過的公衆發言決議第4423號。在討論事項(11)之後，公衆也有機會對沒有包括在議程之內的事項發表意見。*

10. 未完成事項 -沒有

11. 新事項

(A) 決議接受2005年社區發展整批撥款(簡稱CDBG)，授權委員會主席代表委員會執行決議，及授權行政主任進行所有協商和實行提交所有合約文件包括但不局限申請表，同意書，修正，付款要求和報告，位于249-251 WESTPOINT ROAD，CAL 1-18（3），HUNTERS VIEW的社區中心修復可能需要。

(B) 決議授權行政主任根據1998年質量住房和工作責任法的第511部分要求向聯邦房屋及市區發展部(簡稱HUD)遞交本局年度計劃。

12. 公眾對不包括在議程內的事項發表意見

13. 委員的評注和報告

14. 休會閉門會議

閉門會議是行政主任和代理顧問按照市政府法規第54956.9(b)(1)條而進行的，討論懸而未決的法律訴訟。

15. 重召委員會會議

16. 休會

秘書/行政主任 GREGG FORTNER

SAN FRANCISCO HOUSING AUTHORITY
440 Turk Street. San Francisco CA 94102. (415) 554-1200

THÔNG BÁO

BUỔI HỌP MẶT THÔNG THƯỜNG CỦA CỤC GIA CƯ SAN FRANCISCO SẼ ĐƯỢC TỔ CHỨC VÀO NGÀY THỨ NĂM, NGÀY 23 THÁNG SÁU, 2005, LÚC 4 GIỜ TẠI 440 ĐƯỜNG TURK, SAN FRANCISCO, CALIFORNIA 94102

CHƯƠNG TRÌNH NGHỊ SỰ
Ngày 23, Tháng Sáu, 2005

1.ĐIỂM DANH

George R. Brown, Chủ Tịch
Betty J. Smith, Phó Chủ Tịch
Sululagi Palega Sr., Ủy Viên
Neola Gans, Ủy Viên
Rev. Amos Brown, Ủy Viên
Rev. George Woodruff, Ủy Viên
Irene Yee Riley, Ủy Viên

2. CHẤP THUẬN CHƯƠNG TRÌNH NGHỊ SỰ

3. CHẤP THUẬN BẢN TÓM TẮT
   - Buổi họp Ban Hội Đồng Ngày 9, Tháng Sáu, Năm 2005

4. THÔNG TIN TỔNG QUÁT

5. BÁO CÁO CỦA THƯ KÝ

6. CÁC ỦY BAN BÁO CÁO

Ủy Ban Đa Dạng - Báo cáo buổi họp Ngày 21, Tháng Sáu, Năm 2005
Ủy Ban Tài Chánh- Không có báo cáo
Ủy Ban Nhân Sự - Không có báo cáo
Ủy Ban Khu Phát Triển- Không có báo cáo

7. BÁO CÁO CỦA CỐ VẤN PHÁP LÝ

8. BÁO CÁO CỦA NGƯỜI ĐẠI DIỆN THUÊ MƯỚN
   Hội Đồng cao niên/Người tàn tật trong toàn thành phố
   Hội người thuê mướn Gia Cư công cộng (PHTA)

9. LỜI PHÊ BÌNH CỦA CÔNG CHÚNG VỀ CÁC KIẾN NGHỊ: GIỚI HẠN 2 PHÚT

   GHI CHÚ: *Công chúng sẽ có cơ hội cho ý kiến về các mục của chương trình nghị sự trước khi Ủy Ban hành động theo các Điều Luật Quản Trị lời khai công chúng được thông qua vào ngày 23 Tháng Hai, 1995 theo nghị Quyết số 4423. Trước khi chấm dứt, sau khi trình bày Mục số 11, công chúng sẻ có cơ hội phê bình các mục không nằm trong chương trình nghị sự.*

10. CÔNG VIỆC CHƯA HOÀN TẤT: KHÔNG CÓ

11. CÔNG VIỆC MỚI

(A) NGHỊ QUYẾT CHẤP THUẬN 2005 HỘI ĐỒNG KHU PHÁT TRIỂN KHỐI TÀI KHOẢNG QUỸ(CDBG) CHẤP THUẬN CHO TRƯỞNG PHÒNG BAN HỘI ĐỒNG ỦY NHIỆM CHẤP HÀNH NGHỊ QUYẾT THAY MẶT BAN HỘI ĐỒNG, VÀ CHẤP THUẬN GIÁM ĐỐC ĐIỀU HÀNH HƯỚNG DẪN ĐIỀU ĐÌNH TẤT CẢ VÀ THỰC HIỆN ĐỆ TRÌNH TẤT CẢ MỌI ĐƠN XIN HỢP ĐỒNG BAO GỒM NHƯNG KHÔNG GIỚI HẠN ĐƠN XIN, THỎA THUẬN, ĐỀ NGHỊ BỔ XUNG THỈNH CẦU VIỆC TRẢ CÔNG VÀ BÁO CAÓ NHỮNG CÁI CẦN THIẾT VỀ VIỆC TÁI PHỤC HỒI TẠI CAL 1- 18 (3), HUNTER VIEW TRUNG TÂM HỘI NGHỊ, ĐỊA ĐIỂM TẠI 249- ĐƯỜNG WESTPOINT.

(B) NGHỊ QUYẾT CHẤP THUẬN CHO GIÁM ĐỐC ĐIỀU HÀNH ĐƯỢC ĐỆ TRÌNH ĐẾN BỘ PHÁT TRIỂN ĐÔ THỊ VÀ CỤC GIA CƯ (HUD) THỂ THEO THỦ TỤC KẾ HOẠCH HÀNG NĂM CHỈ THỊ THUỘC VỀ ĐOẠN 511 THUỘC VỀ PHẨM CHẤT GIA CƯ VÀ TRÁCH NHIỆM HÀNH ĐỘNG VIỆC LÀM CỦA NĂM 1998.

12 SỰ BÌNH LUẬN CÔNG CỘNG KHÔNG CÓ TRONG CHƯƠNG TRÌNH NGHỊ SỰ

13. PHÊ BÌNH VÀ BÁO CÁO CỦA ỦY BAN HỘI ĐỒNG

14. KẾT THÚC PHIÊN HỌP

Kết thúc phiên họp dưới sự thảo luận với Giám Đốc Điều Hành. Ban Hội Đồng bàn bạc giải quyết bên ngoài vấn đề dựa theo Sắc Lệnh của Chính Phủ Đoạn §54956.9 (b)(1) để bàn luận việc chưa giải quyết.

15. ĐỊNH LẠI NGÀY HỌP CỦA ỦY BAN

16. KẾT THÚC BUỔI HỌP

_____

GREGG FORTNER, Bí Thư/Giám Đốc Điều Hành.

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of Regular Meeting
Thursday, June 9, 2005

440 Turk Street
San Francisco, California

The Housing Authority of the City and County of San Francisco met in a regularly scheduled meeting at 440 Turk Street, San Francisco, California on Thursday, June 9, 2005, at 4:00 p.m.

Vice President Smith called the meeting to order at 4:05 p.m.

1. ROLL CALL

DOCUMENTS DEPT.
AUG 16 2005
SAN FRANCISCO
PUBLIC LIBRARY

SF
H65
#3
6/9/05

Roll call found the following members to be:

PRESENT: *Betty J. Smith, Vice President*
Sululagi Palega Sr., Commissioner
Neola Gans, Commissioner
Rev. Amos Brown, Commissioner (arrived at 4:07p.m.)
Rev. George Woodruff, Commissioner
Irene Yee Riley, Commissioner

ABSENT: *George R. Brown, President*
A quorum was present.

ALSO PRESENT: *Mr. Gregg Fortner, Executive Director*
Ms. Donna Martin, General Counsel

SEATING OF THE NEW COMMISSIONER

On behalf of the Commissioners, Vice President Smith welcomed the newest member to the Board, Commissioner Irene Yee Riley.

Commissioner A. Brown arrived to the meeting.

2. APPROVAL OF AGENDA

Commissioner Gans moved to approve the agenda. Commissioner Woodruff seconded the motion. The motion to approve the agenda was unanimously passed.

3. APPROVAL OF MINUTES

Commissioner Gans moved to approve the minutes of May 12, 2005. Commissioner A. Brown seconded the motion. The motion to approve the minutes of May 12, 2005, was unanimously passed.

4. GENERAL COMMUNICATIONS
5. REPORT OF SECRETARY

Executive Director, Gregg Fortner stated that the first items in the Commission's folders were the Commission Request Log, the Lease Up Report and the Shooting Incident Report. Next, was the six-month status report on compliance with the Department of Justice Consent Decree. Following, was an invitation to an Anniversary Celebration and Awards Ceremony on July 12, 2005.

Mr. Fortner then reported on the SFHA budget forecast. In addition to the anticipated $10 million cut in funding, HUD had proposed a new rule for an operating subsidy formula. The SFHA would comment on this and send its comments on Monday, June 13, 2005. The document proposed that the funding formula would cost the SFHA $6.1 million. The state would lose $12 million under the proposed rule. The SFHA has 6,000 of 50,000 units in the state, but would absorb more than half of the cost. The formula was created by using the data of four properties. Alemany was the only family development in the study. The others were senior and disabled property sites. The study was not representative of the SFHA housing stock because they only examined 100 family units when the SFHA has 4,000 units and many larger developments than Alemany. Based on this data, HUD decided the SFHA could operate with 21% less funding. Should a member of the Commission be contacted by the media, talking points and a copy of the comments submitted to HUD would be given to the Commission for their review. Mr. Fortner said that as costs increase and funding decreases, it seemed that the goal of this administration was to completely destroy Public Housing. The SFHA is barely operating now and could not absorb an additional $6.1 million. HUD also published fair market rents at the beginning of the month. The rates were approximately the same as last year's rates. In other parts of the country, the rates were lowered. The SFHA will send a response stating that the rates are not reflective of market rent in San Francisco.

Mr. Fortner reported that in the last week, he had met with HUD staff, including the Assistant Secretary of Public and Indian Housing, the Acting Deputy Assistant Secretary of Section 8, and the Assistant General Counsel for HUD. The SFHA funding shortages, SFHA financially substandard status, and HUD's role in SFHA pending litigation were discussed. Mr. Fortner viewed the interaction as positive. Mr. Fortner said that he also had the pleasure of meeting with Congresswoman Maxine Waters of Southern California. Congresswoman Waters was very interested in the Public Housing Reform proposed by HUD that would significantly decrease funding to Public Housing and Section 8. Congresswoman Waters and Congresswoman Nancy Pelosi asked that the SFHA as well as other housing authorities examine the proposal for what does and doesn't work.

Commissioner A. Brown commended Mr. Fortner on his report. Commissioner A. Brown stated that tough times never last, but tough people do. The SFHA must remain tough with its alliance to take on the national administration. Commissioner A. Brown commented on the amount of money the country spends on national defense versus what it demands of other countries. Commissioner A. Brown suggested that people on the west coast bond with friends and relatives in the North, Midwest, and Northeast to get ready for the midterm election to get the people not serving our interests out of office.

Mr. Fortner echoed the comments of Commissioner A. Brown and reiterated the discrepancy in the administration's spending on Public Housing versus the war in Iraq. The only way to change the situation is to change the people making the decisions or change the minds of those making the decisions.

6. COMMITTEE REPORTS

Diversity Committee
Mr. Fortner stated that a Diversity Committee meeting was scheduled for June 13, 2005.

Finance Committee
No report.

Personnel Committee
No report.

Development Committee
No report.

7. REPORT OF GENERAL COUNSEL

Donna Martin, General Counsel stated that a closed session was scheduled with the Executive Director and Agency Counsel under Government Code Section §54956.9 (b)(1) to discuss potential and current litigation. However, disclosure of the facts and circumstances might impede a settlement.

8. TENANT REPRESENTATIVE REPORT

City Wide Council - Senior/Disabled

William Vitalie, President of the City Wide Council – Senior/Disabled thanked the people of the senior and disabled developments for showing up to the meeting. Mr. Vitalie said that he cherished their support and organization. They would continue fighting until a positive resolution was reached.

Public Housing Tenants Association (PHTA)
No representative was present.

9. PUBLIC COMMENTS ON AGENDA ITEMS: LIMITED TO 2 MINUTES

NOTE: *The public will have the opportunity to comment on agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 2/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the public will have the opportunity to comment on items not on the agenda.*

There were no public comments on agenda items.

10. UNFINISHED BUSINESS – None

11. NEW BUSINESS

Resolution No. 5216

(A) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH T&T ELECTRIC CORPORATION FOR ELEVATOR FEEDER UPGRADE AT CAL 1-18(6), PING YUEN NORTH, IN AN AMOUNT NOT TO EXCEED $48,000.00

Barbara Smith, Administrator for Housing Development and Modernization, presented the resolution. Ms. Smith reported that the electrical system for the elevators at Ping Yuen North was obsolete and suffering from intermittent failures. The assessment concluded that the existing elevator electrical service feeder cables needed to be replaced for the 194-unit development. After the most recent system failure, it was determined that the system was inadequate. The work would include the installation of new electric feeder cables, circuit breakers, conduit and wiring and the installation of new pull boxes, fused disconnects switches, and connection of electrical conductors to existing elevator controls. The elevators would be temporarily shut down at off hours to make the final connections. The old wiring would then be removed. The residents will benefit by improved and reliable elevator service and T&T Electric will provide a two-year guarantee for materials and workmanship. The Authority issued the solicitation on March 7, 2005 and was in compliance with all local, state and federal laws. The Housing Development and Modernization Department developed the Invitation for Bid documents, Plans, and Specifications based on master procurement documents furnished by the Procurement Department and construction documents (drawings and technical specifications) furnished by the Authority's electrical engineering consultant, F.W. Associates. The documents were reviewed and approved by Procurement prior to the start of the bid process. All of the standard outreach was performed. Three potential bidders requested the Invitation for Bid documents and Plans & Specifications that were issued by the Housing Development and Modernization Department. The on-site bid walk was conducted by the Housing Development and Modernization

Department on March 29, 2005. In attendance were two contractors along with the Authority's Consultant, and Authority staff members. On the closing date for the solicitation, April 7, 2005, the Authority received bids from two responsive contractors and one non-responsive contractor. The bid documents were publicly opened and read aloud. The submittal documents were reviewed by Housing Development and Modernization Department and forwarded to Procurement.

The bid submitted by Kitech Security System was determined by the Procurement Department to be non-responsive to requirements specified in the solicitation documents because the contractor omitted required work from their bid. The lowest bidder was T&T Electric Corporation. According to the reference check on past projects performed by T&T Electric Corporation, the firm was a responsible contractor with a good record. T&T Electric Corporation has performed similar size projects for other public agencies. T&T Electric Corporation was committed to exceeding the 25 percent resident hiring goal on this job. The contractor estimated that it would take about 500 hours to complete the project, of which a minimum 125 hours will be resident hire employment. They are pursuing one position for resident hiring as an apprentice electrician. The firm has been working with the SFHA resident employment specialist to solidify an employee.

Commissioner Woodruff asked if Ms. Smith knew of other sites that needed these repairs. Ms. Smith answered that they were not aware of any other sites that had this type of electrical problem. The Ping Yuen elevator system was modernized in 1991 and at that time, the electrical system was determined to be adequate. Since then, the system had significantly deteriorated and needed to be replaced. Commissioner Woodruff asked if the SFHA had done business with this contractor before. Ms. Smith answered no.

Commissioner Gans asked how many elevators would be repaired. Ms. Smith answered three. Commissioner Gans asked how many years the company had been in business. Ms. Smith answered five years.

Vice President Smith asked if the firm was only an electrical company and whether they did any maintenance. Ms. Smith answered that T&T was only an electrical contracting company.

Commissioner A. Brown moved to approve Resolution No. 5216. Commissioner Woodruff seconded the motion. The motion to approve Resolution No. 5216 was unanimously passed.

Resolution No. 5217

(B) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH SERVICES ALLIANCE SYSTEMS, INC. FOR PAINTING AND MISCELLANEOUS EXTERIOR IMPROVEMENT WORK AT CAL 1-31, 25 SANCHEZ APARTMENTS, IN AN AMOUNT NOT TO EXCEED $108,000.00

Barbara Smith, Administrator for Housing Development and Modernization, presented the resolution. Ms. Smith stated the last time the building was painted was ten years ago. The stucco exterior wall surfaces were in relatively good condition with a few cracks in need of repair, the caulking was beginning to dry, the paint had dulled and the materials have reached the end of their useful lifespan. Ms. Smith said that it was critical to repaint the exterior at this time to prevent further deterioration. The scope of the work included the preparation of all exterior wall surfaces; the removal and replacement of caulking around exterior doors and windows; repair of cracks on stucco surface; and painting the building exterior walls, rain water leaders and gutters with one coat of prime and two finish coats. The Authority issued the solicitation on February 10, 2005, in compliance with all SFHA Procurement policies, local, state and federal laws. The Housing Development & Modernization Department developed the Invitation for Bid documents, Plans, and Specifications based on master procurement documents furnished by Procurement and construction documents (drawings and technical specifications) furnished by the Authority's Architectural consultant, The KPA Group. After the documents were reviewed, the bid was advertised using all standard methods.

Twenty-three potential bidders requested the Invitation for Bid documents, Plans and Specifications. The on-site bid walk was conducted on March 1, 2005. In attendance were 26 contractors along with the Consultants, and Authority staff members. On the closing date for the solicitation, March 8, 2005, the Authority received bids from eight responsive contractors. The bid documents were publicly opened and read aloud. One contractor, Leo's A-C Inc., was not responsive because no asbestos abatement subcontractor was included in their bid, and the Contractor did not possess the required license. The submittal documents were reviewed by the Housing Development and Modernization Department and forwarded to Procurement for review and approval to prepare the resolution. The lowest, responsive, and responsible bidder is Services Alliance Systems, Inc. Services Alliance Systems' bid is thirty-eight percent lower than the cost estimate and budgeted amount. Upon request, Services Alliance Systems, Inc. reviewed their bid and informed Procurement that they stood by their bid. A cost analysis of the bid and estimate was prepared which indicated the independent cost estimate provided by the Architect was overly conservative. The contractor intended to use cherry-picker type equipment as opposed to scaffolding. This method saved, approximately $59,000.

The painting work was funded in the Year 2004 Capital Fund Program budget. Ms. Smith stated that Services Alliance Systems, Inc. was committed to exceeding the 25 percent resident hiring goal on this job. The Contractor estimated that it would take about 1,800 hours to complete the project, of which a minimum 450 hours will be resident hire employment. The Contractor planned on hiring two residents for journeyman and apprentice positions from the SFHA Sherwin Williams apprenticeship program.

Commissioner Woodruff asked if there was a guarantee that graduates of the Sherwin Williams program would be hired. Ms. Smith answered that there was a very high chance that they would be hired because those residents best qualify for the positions.

Commissioner Palega asked if the building had any issues with mold. Ms. Smith replied that there was no mold problem, the cracks were not extensive, and the caulking that was drying had not yet allowed water penetration, but it was just a matter of time before that happened if the paint was not addressed. Ms. Smith said that broken eggs on the building had been reported as one of the major cause of most of the mold at Robert B. Pitts.

Commissioner Riley asked when the building was last painted. Ms. Smith answered ten years ago.

Commissioner Palega asked if the contractor's guarantee was for the lifespan of the paint. Ms. Smith answered that the paint is expected to last between eight and ten years. Commissioner Palega asked how long the warranty was. Ms. Smith answered two years. Commissioner Palega said that he remembered the Commission requesting that the warranties be for a longer period of time because after two years is when the deficiencies begin. Mr. Fortner stated that the warranties used to be for one year and at the Commission's request the SFHA begin requiring longer warranties. Mr. Fortner said that it would be very difficult to get a contractor to agree to a longer warranty than that. Ms. Smith apologized for the confusion, but the contractor had actually committed to a five-year warranty for materials and workmanship.

Commissioner Woodruff moved to approve Resolution No. 5217. Commissioner Gans seconded the motion. The motion to approve Resolution No. 5217 was passed unanimously.

Resolution No. 5218

(C) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH SONOMARIN, INC. FOR BOILER, PUMP, AND PIPE REPLACEMENTS AT CAL 1-18(5), ROSA PARKS, IN AN AMOUNT NOT TO EXCEED $253,818.00

Barbara Smith, Administrator for Housing Development and Modernization, presented the resolution. Ms. Smith reported that the Heating and Domestic Hot Water System was forty-four years old, and beyond repair. The existing boilers are unreliable and their replacement is urgently needed to ensure uninterrupted heat and hot water to senior, and disabled residents. Unless the boilers were replaced, the availability of continuous heat and hot water during the cool summer months and following winter could not be assured. The work under this contract would generally include: site survey and verification of existing conditions; demolition and replacement of the existing heating and domestic hot water boilers, pumps, accessories, controls, and pipes; furnishing and installing all new equipment and accessories; and providing heating and domestic hot water to the residential units at all times during construction. Replacement of the heating and domestic hot water boilers, storage tank, associated equipment, and piping would provide energy efficient, uninterrupted heating and hot water to the residents. The Authority's maintenance department would be relieved of the constant calls and the energy efficiency of the new water heater system, would result in substantial operating savings to the Authority. The capital improvements would benefit the Authority's real property assets and add to the longevity of the

structures. Sonomarin, Inc. will provide a two-year guarantee for materials and workmanship in compliance with Authority standards.

The Authority issued the solicitation on February 21, 2005, following review and approval of ;the Finance and Procurement & Contracts (Procurement) Departments. The solicitation complied with HUD, local, state and SFHA policies and procedures. The Housing Development & Modernization Department developed the Invitation for Bid documents, Plans, and Specifications based on master procurement documents furnished by Procurement and construction documents (drawings and technical specifications) furnished by the Authority's mechanical engineering consultant, Mechanical Solutions. The documents were reviewed and approved by Procurement prior to the start of the bid process. All standard advertising methods were used to publicize the solicitation. Six potential bidders requested the Invitation for Bid documents and Plans and Specifications that were issued by the Housing Development and Modernization Department. The on-site bid walk was conducted by the Housing Development and Modernization Department on March 8, 2005. In attendance were six contractors along with the Authority's Consultant, and Authority staff members from Housing Development and Modernization Department. On the closing date for the solicitation, April 12, 2005, the Authority received bids from four responsive contractors. The bid documents were publicly opened and read aloud. The submittal documents were reviewed by Housing Development & Modernization Department and forwarded to Procurement for review and approval to prepare this resolution.

Per HUD-5369 Instructions to Bidders, the contract award was based on the lowest, responsive, and responsible bidder. The lowest, responsive, and responsible bidder was Sonomarin, Inc. The bid submitted by Sonomarin, Inc. was 22% less than the cost estimate and budgeted amount. It was also 15% less than the next lowest bid. Upon request, Sonomarin, Inc. reviewed their bid and informed Procurement that they stood by their bid. According to the reference check on past projects performed by Sonomarin, Inc., the firm is a responsible contractor with a good record. Sonomarin, Inc. had performed similar size projects for the Authority and other public agencies and has a good history of performing well. This would be the third project Sonomarin performs for the SFHA. On the last assignment, there was additional work outside of the initial scope of the project. Sonomarin did not ask for a change order yet performed the work anyhow. Prior to the award of the last contract, Sonomarin placed a temporary boiler in the development to continue the hot water and heating services because the previous boilers had completely broken down. Sonomarin, Inc. is committed to exceeding the 25 percent resident hiring goal on this job. The contractor estimated that it would take about 728 hours to complete the project, of which a minimum of 182 hours would be resident hire employment.

Commissioner Palega asked if there had been an effort to increase the guarantee to more than two years and whether the resident employee was able to enter an apprenticeship program under the previous contracts and continuously working for Sonomarin after the SFHA contract ended. Ms. Smith stated that she didn't know whether the resident employee was continuously working for Sonomarin. George Merrill, President of Sonomarin addressed the Commission. Mr. Merrill stated that his company had not had that much work in San Francisco lately so the resident was not currently employed. Mr. Fortner asked the resident to describe his experience in working for

Sonomarin. William Jordan said that he had been keeping in touch with Sonomarin and they had been helping him out. Mr. Jordan said that he learned a lot while working for them and was employed for the entirety of the last two jobs.

Commissioner Palega asked if Mr. Jordan was able to get other work in the plumbing field as a result of working for Sonomarin. Mr. Jordan answered that he had other plans to be self-employed with a hauling service, but had lost his truck due to tickets. Commissioner Palega asked if the contractor would consider enrolling the resident in the local apprenticeship program. Mr. Merrill answered yes.

Commissioner A. Brown moved to approve Resolution No. 5218. Commissioner Palega seconded the motion. The motion to approve Resolution No. 5218 was unanimously passed.

Resolution No. 5219

(D) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A ONE-YEAR CONTRACT WITH THE NELROD COMPANY TO PROVIDE ENERGY AND WATER AUDITS ON AN AS-NEEDED, TASK ASSIGNMENT BASIS FOR ALL DEVELOPMENTS IN A TOTAL AMOUNT NOT-TO-EXCEED $75,000.00

Steve Haines, of the Housing Development and Modernization Department presented the resolution. Mr. Haines stated that the approval of this resolution would help the SFHA identify the potential for energy and water conservation in the future. The SFHA pays about $9.2 million a year for utilities. During maintenance, the SFHA would be able to identify items that could be corrected to avoid wasting water or electricity. The procurement for this process met the requirements of the Authority and overseeing agencies. The RFP was based on price and technical factors. The solicitation and the documents used were approved by the Finance and Procurement Departments. The solicitation was issued on April 7, 2005 and advertised using all of the standard methods. Four proposals were received on the due date. The written proposals were reviewed and evaluated and a reference check was performed. After, a phone interview was conducted to answer any pending questions and then a technical evaluation and scoring was performed. After the technical evaluation was complete the price submitted by each firm, was examined. Each firm was asked to make a best and final offer. There was not much variation in the ranking of the firms according to their technical qualifications, but there was a wide range in pricing. The evaluation panel determined that the Nelrod Company would be the most advantageous to the company. Nelrod's extensive experience made the evaluation panel comfortable that they were qualified to do the job at 25% below the next highest bidder. Mr. Haines stated that funding for this contract was immediately available through the FY2003 Capital Fund Program. The field investigations and draft reports would be completed within 120 days, but the contract would be over one year, should any follow up consultations be necessary. The Nelrod Co. has agreed to hire a resident to assist in their field investigations. The firm is a minority enterprise with a diverse workforce.

Commissioner Palega questioned why the Osborn Company was not selected even though they scored higher in the technical evaluation. Mr. Haines explained that The Osborn Co. was about $17,500 more expensive than the Nelrod Co. and the Nelrod Co. did not rank significantly lower technically. Therefore, the evaluation panel decided to go with the lowest costing firm. Commissioner Palega questioned the decision and asked how price was weighed against the technical factors. Mr. Haines replied that the procurement policy did not provide a weighting of the price factor in comparison to the technical factors. Mr. Fortner added that the technical differences were negligible so the Authority opted to go with the best deal. Commissioner Palega said that the price should have been factored into the ranking and it would have reflected the decision of the evaluation panel. Mr. Fortner stated that HUD regulations require the factors to be considered separately.

Commissioner Woodruff moved to approve Resolution No. 5219. Commissioner A. Brown seconded the motion. The motion to approve Resolution No. 5219 was unanimously passed.

12. PUBLIC COMMENTS ON ITEMS NOT ON AGENDA

Abdul Kadir, Leslie Clark, C. Baldwin, Horace Walters, Peter Kats, Cynthia Morse, Don Barsuglia, William Crandell, Burt Conell, Vera Stewart, Jonathan North, Eleanor Kiselev, and Alexander Volovik addressed the Commission regarding various issues.

Riva Agizina, Alberto Mojun, and Young Kim were not present to address the Commission.

13. COMMISSIONER COMMENTS AND REPORTS

Commissioner A. Brown stated that he was not privy to all of the financial reasons the live-in janitor position was eliminated, but questioned how it all factored together when there were boarded up units that could be brining in revenue. Commissioner A. Brown said that it did not make sense for these positions to be eliminated from senior and disabled developments.

Commissioner Gans thanked the Commissioners and SFHA for their kindness during the loss of her mother.

Commissioner Woodruff welcomed Commissioner Riley to the Board.

14. CLOSED SESSION

A Closed session was scheduled with the Executive Director and Agency Counsel under Government Code Section §54956.9 (b)(1) to discuss potential litigation. The Commission went into Closed session at 5:44 p.m.

15. RECONVENING OF COMMISSION MEETING

The Commission reconvened at 6:46 p.m. Ms. Martin stated that potential and current litigation were discussed, however no decisions were made. All Commissioners were present and President G. Brown participated by telephone.

14. ADJOURNMENT

There being no further business to come before the Commission, Commissioner Woodruff moved to adjourn the meeting. Commissioner Gans seconded the motion. Vice President Smith adjourned the regularly scheduled meeting of June 9, 2005, at 6:47 p.m.

Gregg Fortner, Secretary/Executive Director

Betty J. Smith, Vice President

SAN FRANCISCO HOUSING AUTHORITY

440 Turk Street • San Francisco CA • 94102 • (415) 554-1200

NOTICE

THE REGULARLY SCHEDULED MEETING OF THE
SAN FRANCISCO HOUSING AUTHORITY COMMISSION
WILL BE HELD ON THURSDAY, JUNE 23, 2005 AT 4:00 P.M.
AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA, 94102

AGENDA
June 23, 2005

DOCUMENTS DEPT.

JUN 21 2005

SAN FRANCISCO
PUBLIC LIBRARY

06-21-05P02:44 RCVD

1. ROLL CALL

George R. Brown, President
Betty J. Smith, Vice President
Sululagi Palega, Sr., Commissioner
Neola Gans, Commissioner
Rev. Amos Brown, Commissioner
Rev. George Woodruff, Commissioner
Irene Yee Riley, Commissioner

SEATING OF THE NEW COMMISSIONER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

- June 9, 2005 Commission Meeting

4. GENERAL COMMUNICATIONS

5. REPORT OF SECRETARY

6. COMMITTEE REPORTS

Diversity Committee – Report of June 21, 2005 Meeting
Finance Committee – No Meeting
Personnel Committee – No Meeting
Development Committee – No Meeting

7. REPORT OF GENERAL COUNSEL

8. TENANT REPRESENTATIVE REPORT:
City Wide Council - Senior/Disabled
Public Housing Tenants Association (PHTA)

9. PUBLIC COMMENTS ON AGENDA ITEMS: LIMITED TO 2 MINUTES

NOTE: *The public will have the opportunity to comment on agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 2/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the public will have the opportunity to comment on items not on the agenda.*

10. UNFINISHED BUSINESS - NONE

11. NEW BUSINESS

(A) RESOLUTION ACCEPTING 2005 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING, AUTHORIZING THE PRESIDENT OF THE BOARD OF COMMISSIONERS TO EXECUTE THE RESOLUTION ON BEHALF OF THE BOARD, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO CONDUCT ALL NEGOTIATIONS AND EXECUTE FOR SUBMISSION ALL CONTRACT DOCUMENTS INCLUDING BUT NOT LIMITED TO APPLICATIONS, AGREEMENTS, AMENDMENTS, PAYMENT REQUESTS AND REPORTS WHICH MAY BE NECESSARY FOR RENOVATION OF THE CAL 1-18 (3), HUNTERS VIEW COMMUNITY CENTER, LOCATED AT 249-251 WESTPOINT ROAD

(B) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) THE AUTHORITY'S ANNUAL PLAN AS MANDATED BY SECTION 511 OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998

12. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

13. COMMISSIONER'S COMMENT AND REPORT

14. CLOSED SESSION

A Closed session is scheduled with the Executive Director and Agency Counsel under Government Code Section §54956.9 (b)(1) to discuss potential litigation.

15. RECONVENING OF COMMISSION MEETING

16. ADJOURNMENT

GREGG FORTNER, Secretary/Executive Director

1334

HOUCHEN
BINDERY LTD
UTICA/OMAHA NE.
2006